

Frasers Commercial Trust
Investor meetings in Singapore

August 2016

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The value of Frasers Commercial Trust units ("Units") and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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.

- Key highlights
- FCOT's investment proposition
- Capital management
- Moving Forward

Key highlights

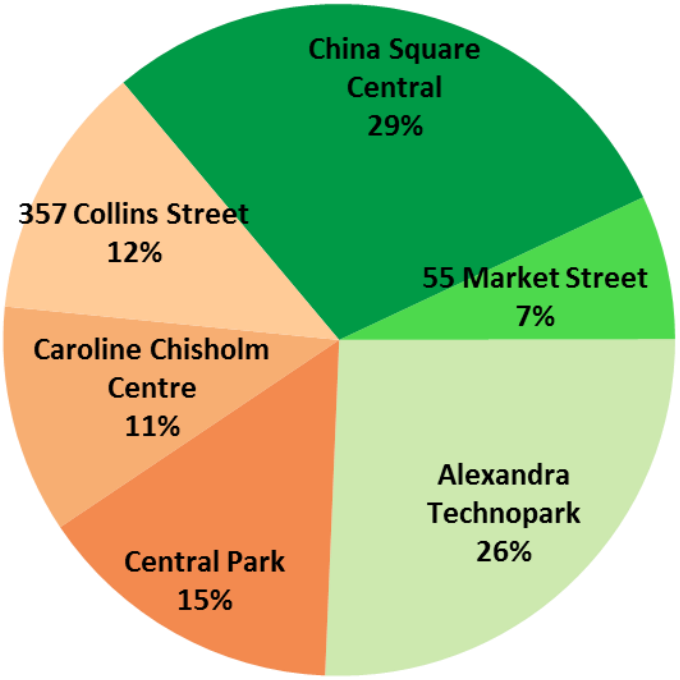


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Portfolio review – Valuation

- **Balanced portfolio consisting of Singapore and Australian properties**
- **No one property consist of more than 29% of portfolio value**





Singapore	$	1,209.1	62%
Australia	$	747.8	38%
Total	$	1,956.9	**100%**

As at 30 June 2016. Excludes retail turnover rent

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➔ Key highlights – Quality and strategically located assets

- **Singapore office assets are centrally located in the CBD area**
- **Properties are well connected and within walking distance to MRT stations**
  - ➢ **China Square Central is within walking distance to the Telok Ayer, Chinatown and Raffles Place MRT stations**
  - ➢ **55 Market Street is within walking distance to the Telok Ayer and Raffles Place MRT stations**



Singapore CBD



55 Market Street



China Square Central

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➔ 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**
- **15 mins drive from the CBD**
- **Within walking distance to the Labrador Park MRT station**



Alexandra business corridor

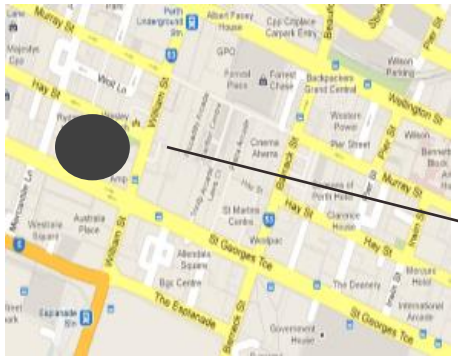


Alexandra Technopark

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Key highlights – Quality and strategically located assets

- **Central Park is an iconic Perth landmark**
- **Central Park is strategically located in the heart of the Perth CBD**
- **Located on St Georges terrace – Perth's premier business address**

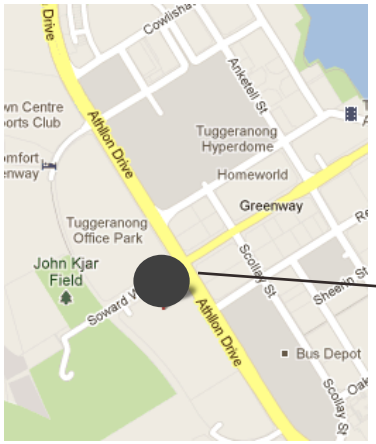


Perth CBD



Central Park, Perth

- **Caroline Chisholm Centre is located within the core of the Tuggeranong Town Centre**
- **Designed as a cutting-edge energy efficient building with eco friendly features**
- **Fully leased to the Commonwealth of Australia until 2025 with a step-up rent of 3.0% p.a.**



Tuggeranong Town Centre, Canberrra



Caroline Chisholm Centre, Canberra

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Key highlights – Quality and strategically located assets

- **357 Collins Street is located in the heart of the Melbourne CBD**
- **Collins Street is regarded as a prime office location in the Melbourne CBD**
- **Building with Grade A specifications**
- **Well established pedestrian, vehicle and public transport access**



Melbourne CBD



357 Collins Street, Melbourne

Source: Melbourne CBD Office Market Report, Appendix J of the Circular to Unitholders dated 3 June 2015.

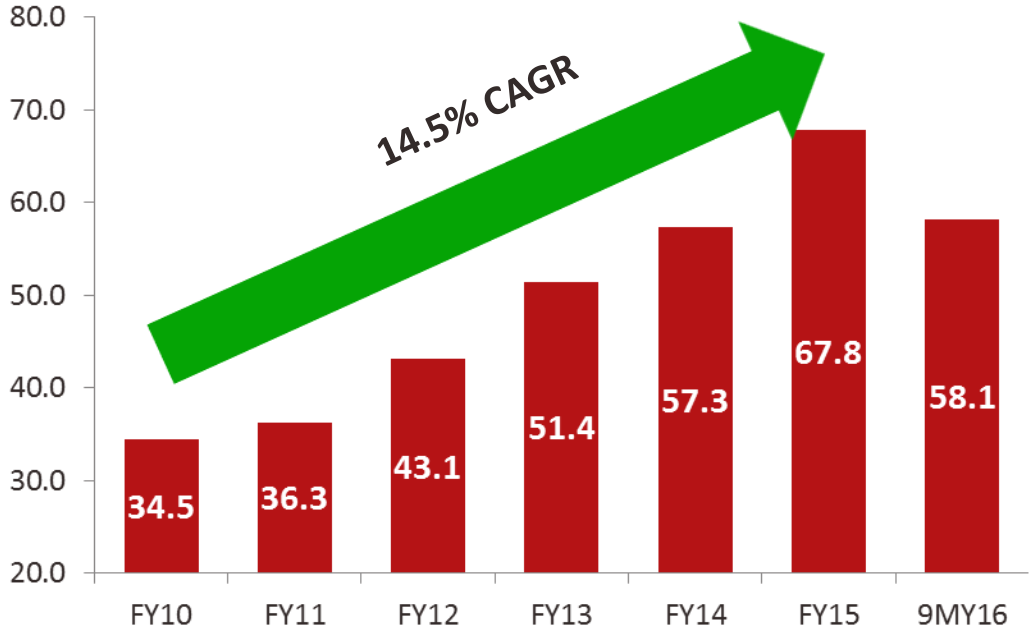
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Key highlights – Financial performance

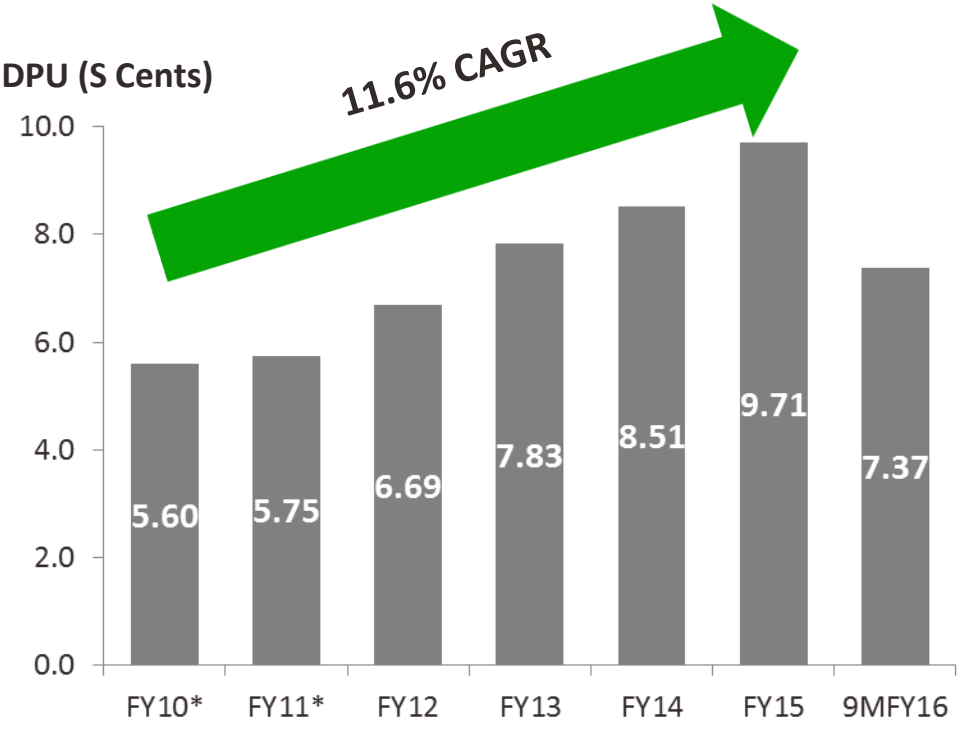
- **Achieved new high in distributable income to Unitholders in FY15 – highest since listing^**
- **Sixth consecutive year of growth in distributable income to Unitholders since recapitalisation exercise in 2009**
- **Distributable income to Unitholders grew at 14.5% CAGR from FY10 – FY15**

- **Achieved new high in DPU in FY15 - highest DPU since listing^**
- **Sixth consecutive year of growth in DPU since recapitalisation exercise**
- **DPU grew at 11.6% CAGR from FY10 – FY15**

Distributable income to Unitholders (S$ mil)



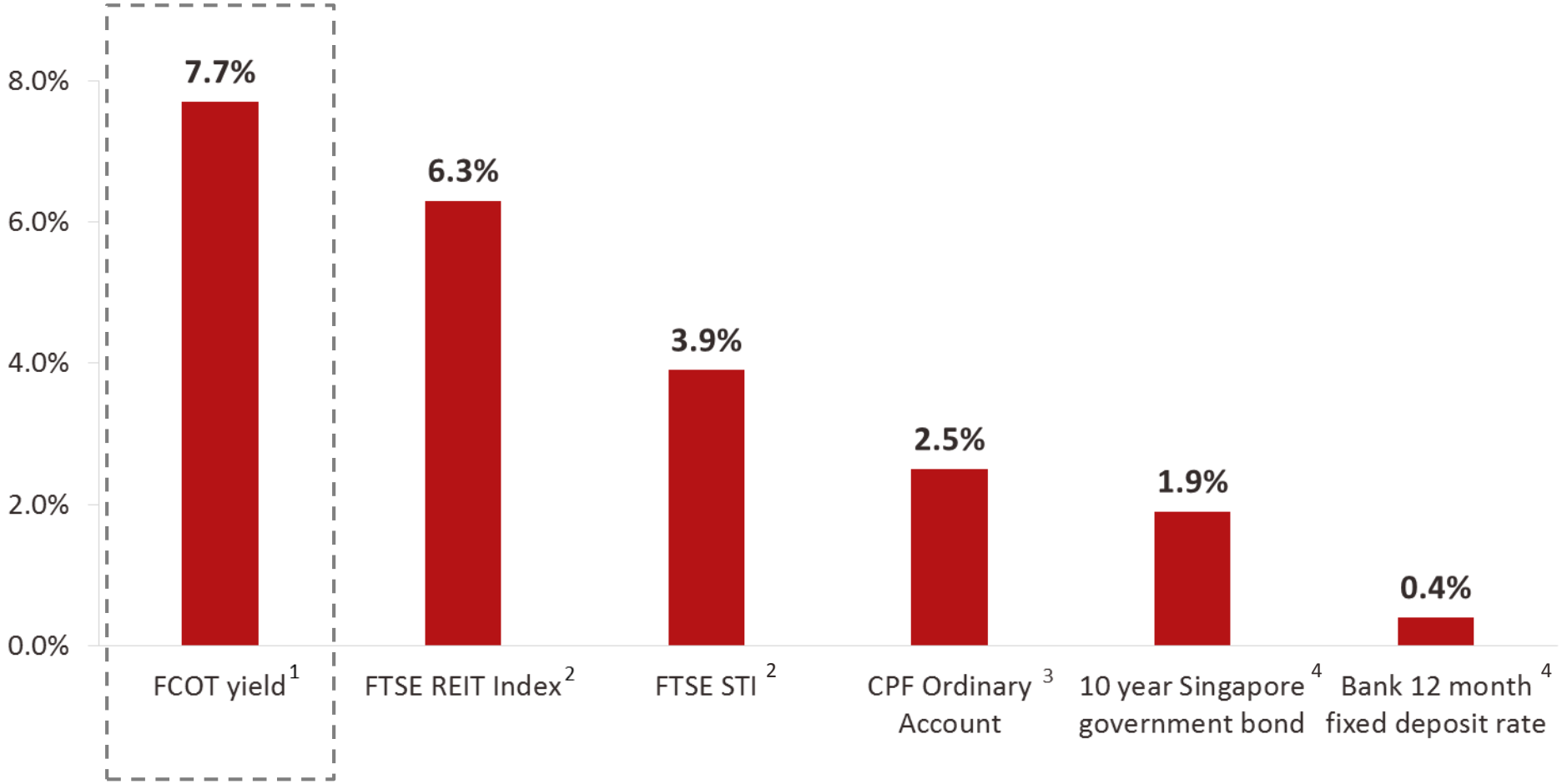
DPU (S Cents)



* Adjusted for Unit consolidation.
^ FCOT was listed on the main board of the SGX-ST on 30 March 2006.

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- **FCOT offers attractive yield compared to other investments**



1 Based on FCOT's closing price of $1.275 per Unit as at 30 June 2016 and the 9MFY16 annualised DPU of 9.84 cents.
2 Based on the closing price as at 30 June 2016 and the 12 month trailing dividends. Source: Bloomberg.
3 Based on interest rate paid on the Central Provident Fund (CPF) Ordinary Account from April 2016 to June 2016 on the CPF website.
4 As at 30 June 2016. Source: www.mas gov.sg

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FCOT’s investment proposition



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➔ FCOT's investment proposition

1. Stability of income

- ➔ Healthy lease expiry profile
- ➔ Positive rental reversions
- ➔ Healthy occupancy and long WALE
- ➔ Quality tenants
- ➔ Organic growth

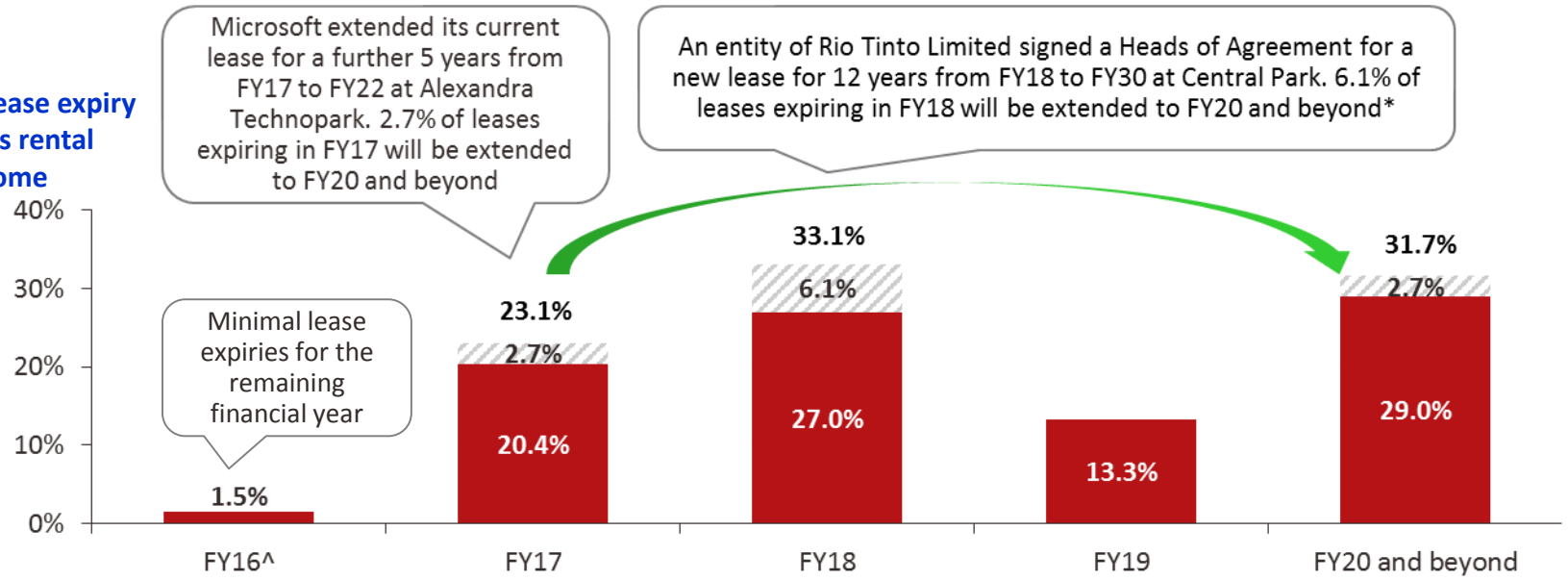
2. Solid fundamentals

3. Growth strategy

Portfolio review – Lease expiry profile

- **Minimal lease expiries for FY16**
- **Microsoft has extended its current lease for a further 5 years from FY17 to FY22**
- **Proactive leasing reduced lease expiries in FY18 and lengthened lease expiry profile**

Portfolio lease expiry by gross rental income



Portfolio lease expiry by gross rental income

Number of leases expiring	12	86	75	45	37
NLA (sq ft) expiring	25,295	522,824	803,120	295,622	795,364
Expiries as % total NLA	1.0%	20.0%	30.7%	11.3%	30.3%
Expiries as % total Gross Rental Income	1.5%	23.1%	33.1%	13.3%	29.0%

As at 30 June 2016. Excludes retail turnover rent

^ Includes committed renewals as at 30 June 2016.

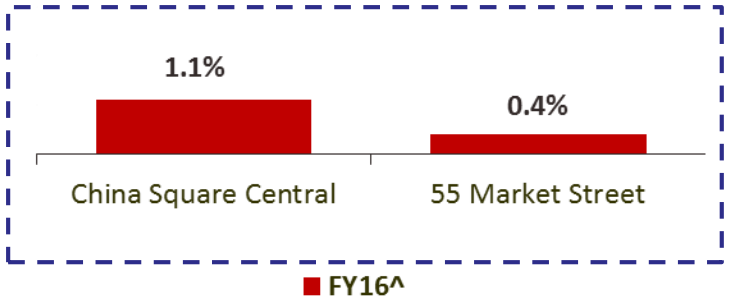
* New lease is assumed based on the existing space currently occupied by Hamersley Iron Pty Limited, a wholly-owned subsidiary of Rio Tinto Limited at Central Park as the exact space requirement will only be determined later.

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FY16 - Minimal lease expiries for the Singapore properties

Property Lease Expiry in FY16 as a proportion of Portfolio Gross Rental Income

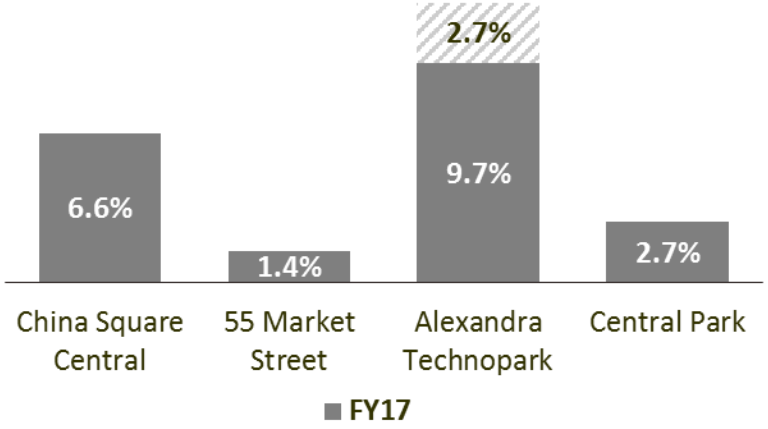
- Minimal lease expiry of 1.5% in year of high office supply
- New supply are mainly in Grade A/ Premium Grade space



	China Square Central	55 Market Street
Number of leases expiring	7 (office) 2 (retail)	2
Average passing rent for expiring leases	$7.2 (office) $4.4 (retail)	$6.8

Property Lease Expiry in FY17 as a proportion of Portfolio Gross Rental Income

Mircrosoft extended its current lease from FY17 to FY22, reducing the lease expiry from 12.4% to 9.7% in FY17



	China Square Central	55 Market Street	Alexandra Technopark	Central Park
Number of leases expiring	16 (office) 30 (retail)	8	28	4
Average passing rent for expiring leases	$6.9 (office) $6.7 (retail)	$7.2	$4.1	AUD $836 (office)

As at 30 June 2016. Excludes retail turnover rent

^ Includes committed renewals as at 30 June 2016.

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Singapore properties continue to achieve positive rental reversions for new and renewed leases that commenced in 3QFY16[1] despite the challenging leasing market

	Weighted average rental reversions[1]			
Property	**FY15**	**1QFY16**	**2QFY16**	**3QFY16**
China Square Central	+12.5%	+10.3%	+2.4%	+5.5%[2]
55 Market Street	+5.7%	- [3]	+5.4%	+10.3%
Alexandra Technopark	+17.9%	+5.0%	+5.3%	+8.4%
Central Park	-25.5%[4]	- [3]	- [3]	- [3]
357 Collins Street	NA[5]	Retail: -4.1% [6] Office: NA[5]	- [3]	- [3]

As at 30 June 2016. Excludes retail turnover rent

1 Weighted average rental reversions based on the area for the new and renewed leases that commenced in FY15, 1QFY16, 2QFY16 and 3QFY16 respectively.

2 Weighted average rental reversions for 18 Cross Street office tower only. Excludes the the retail podium at 18 Cross Street, and 20 and 22 Cross Street which are partially affected by the construction works for the Hotel and Commercial Project. Refer to the Circular to Unitholders dated 3 June 2015 for details of the Hotel and Commercial Project.

3 No new or renewed leases for the quarter.

4 Retail leases only which occupy less than 1.0% of net lettable area.

5 New leases signed for spaces that were previously unoccupied.

6 Retail space representing approximately 0.5% of NLA at 357 Collins Street.

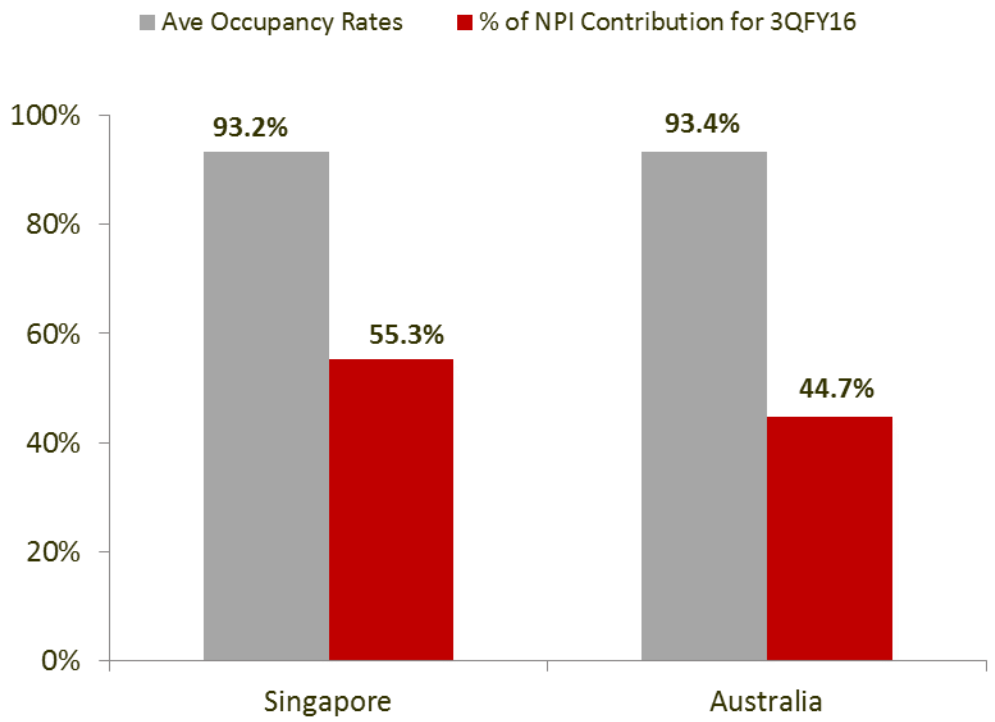
Portfolio review – Occupancy Rates & WALE

- **Healthy average occupancy rate of 93.3%**
- **Healthy WALE of 3.1 years**

Key portfolio statistics	As at 30 June 2016
Ave Occupancy	93.3%
Portfolio WALE by gross rental income	3.1 years

- China Square Central recorded lower occupancy rate as a result of the on-going construction works for the Hotel and Commercial Project[1]
- Occupancy rate for the remaining Singapore properties remained stable

Geographical occupancy and % of NPI contribution



As at 30 June 2016. Excludes retail turnover rent

1 Refer to the Circular to Unitholders dated 3 June 2015 for details.

More than 52% of leases have built-in step-up rents

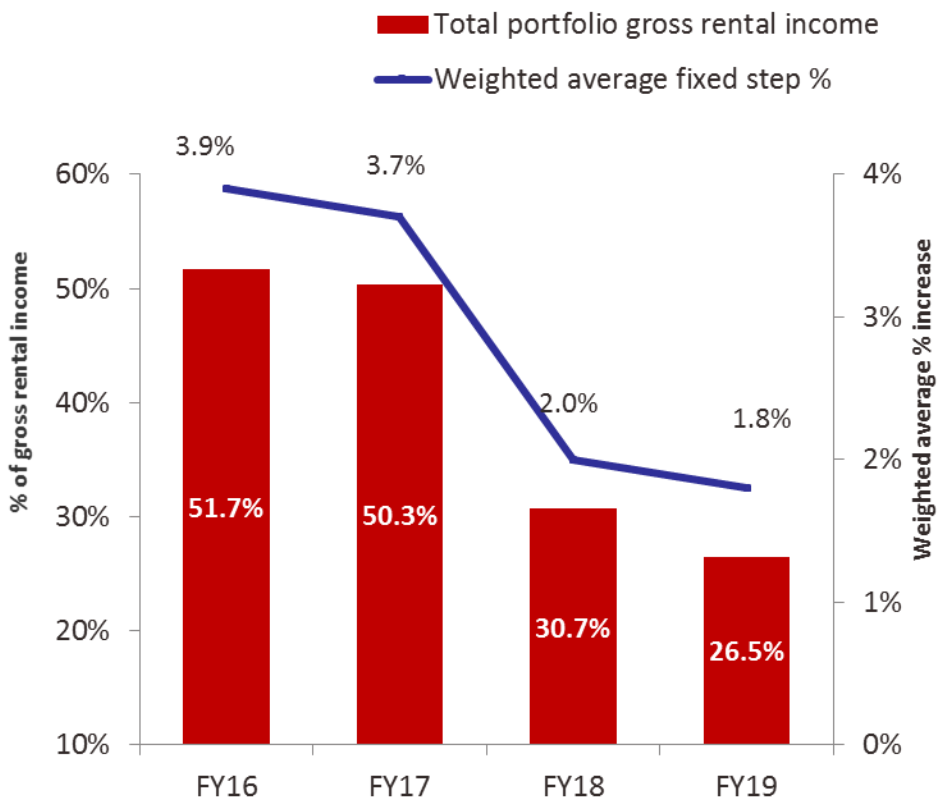
FY16 - Fixed % and other fixed lease rent reviews

Property	Leases	Average step-up rent	GROSS RENTAL INCOME Property	GROSS RENTAL INCOME Total Portfolio
China Square Central	3	2.5%	4.0%	0.8%
55 Market Street	1	2.9%	3.5%	0.1%
Alexandra Technopark	8	5.2%	42.5%	13.5%
Caroline Chisholm Centre	1	3.0%	100.0%	13.8%
Central Park	14	4.7%	60.7%	10.6%
357 Collins Street	35	3.9%	97.3%	12.9%

FY16 - Other mid-term lease rent reviews

Property	Leases	Review mechanism	GROSS RENTAL INCOME Property	GROSS RENTAL INCOME Total Portfolio
Central Park	3	Market	12.3%	2.1%
Central Park	6	CPI	11.3%	2.0%

FY16 – 19 - Portfolio fixed % reviews



Excludes retail turnover rent

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Portfolio review – Stability of income

Top 10 tenants:

- **Established and well diversified across various sectors**
- **MNCs, government department or public listed companies**
- **Contribute 57% of portfolio gross rental income and have a long WALE of 5.4 years**

Top 10 tenants by gross rental income

Tenant	Property	Sector	Lease Expiry	% (Gross Rental Income)
Commonwealth of Australia	Caroline Chisholm Centre	Government	Jul-25	13.9%
Hewlett-Packard Singapore Pte Ltd	Alexandra Technopark	IT Products & Services	Nov-17	10.5%
Hewlett-Packard Enterprise Singapore Pte Ltd	Alexandra Technopark	IT Products & Services	Sept-17/ Nov-17	7.0%
Hamersley Iron Pty Ltd*	Central Park	Mining/ resources	Jun-30	6.1%
Commonwealth Bank of Australia	357 Collins Street	Banking, insurance & financial services	Dec-22	5.5%
GroupM Singapore Pte Ltd	China Square Central	Consultancy/ business services	Mar-19	3.1%
BHP Billiton Iron Ore Pty Ltd	Central Park	Mining/ resources	Between Jul-17 to Oct-17	2.8%
Service Stream Ltd	357 Collins Street	Multimedia & Telecommunications	Dec-19	2.8%
Microsoft Operations Pte Ltd	Alexandra Technopark	IT Products & Services	Jan-22	2.7%
Cerebos Pacific Ltd	China Square Central	Food & beverage	May-17	2.6%
Total				57.0%

As at 30 June 2016. Excludes retail turnover rent

* An entity of Rio Tinto Limited signed a Heads of Agreement for a new lease for 12 years from FY18 to FY30. New lease is assumed based on the existing space currently occupied by Hamersley Iron Pty Limited, a wholly-owned subsidiary of Rio Tinto Limited at Central Park as the exact space requirement will only be determined later.

1. **Stability of income**

2. **Solid fundamentals**
   - ➔ Natural hedge in place
   - ➔ Well spread debt maturity profile
   - ➔ Positive market outlook
   - ➔ Growing demand

3. **Growth strategy**

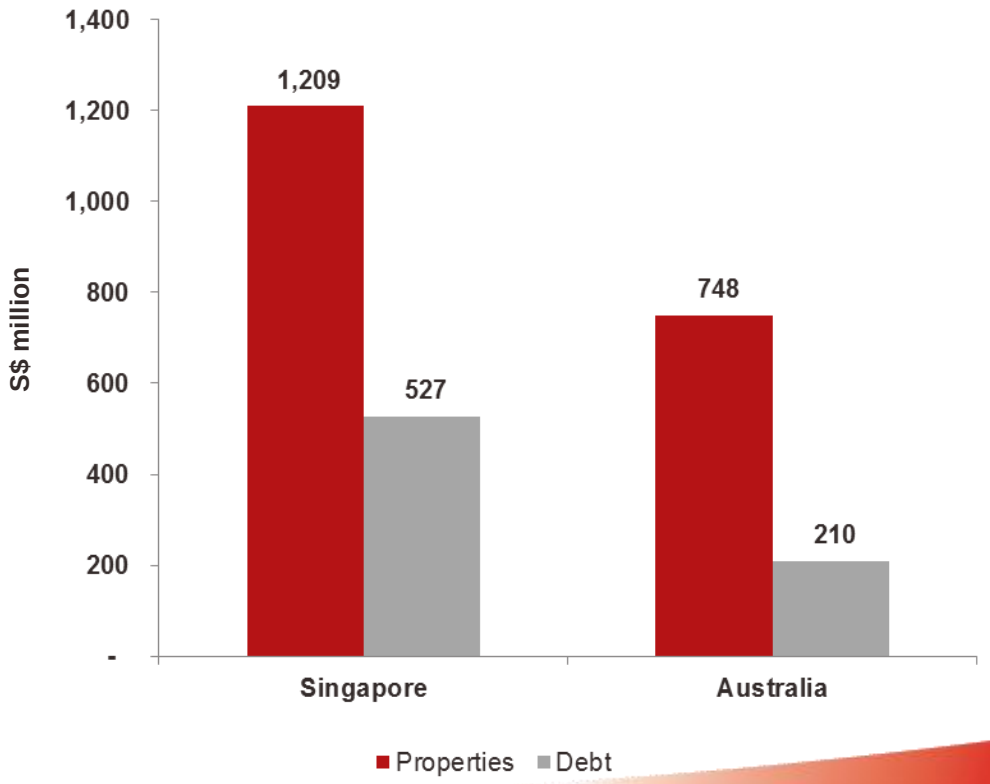
Capital Management – Debt statistics

- **Healthy interest coverage ratio of 4.5 times**
- **Low average interest rate of 2.99%**
- **Borrowings in AUD provide natural hedge for the Australian properties**

Statistics

	As at 30 June 2016
Total Assets (S$'000)	2,027,599
Gross Borrowings (S$'000)	736,978
Units on Issue and Issuable	791,346,616
NAV per Unit (ex-DPU) (S$)	1.50
Gearing [1]	36.3%
Interest coverage ratio (times) [2]	4.5
Average borrowing rate [3]	2.99%
- Weighted average SGD debt rate	2.60%
- Weighted average AUD debt rate	3.98%
FCOT Issuer rating by Moody's	Baa2

Borrowings and assets by currency



1 Calculated as gross borrowing as a percentage of total assets

2 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 2016. See accompanying 3QFY16 Financial Statements announcement for more details.

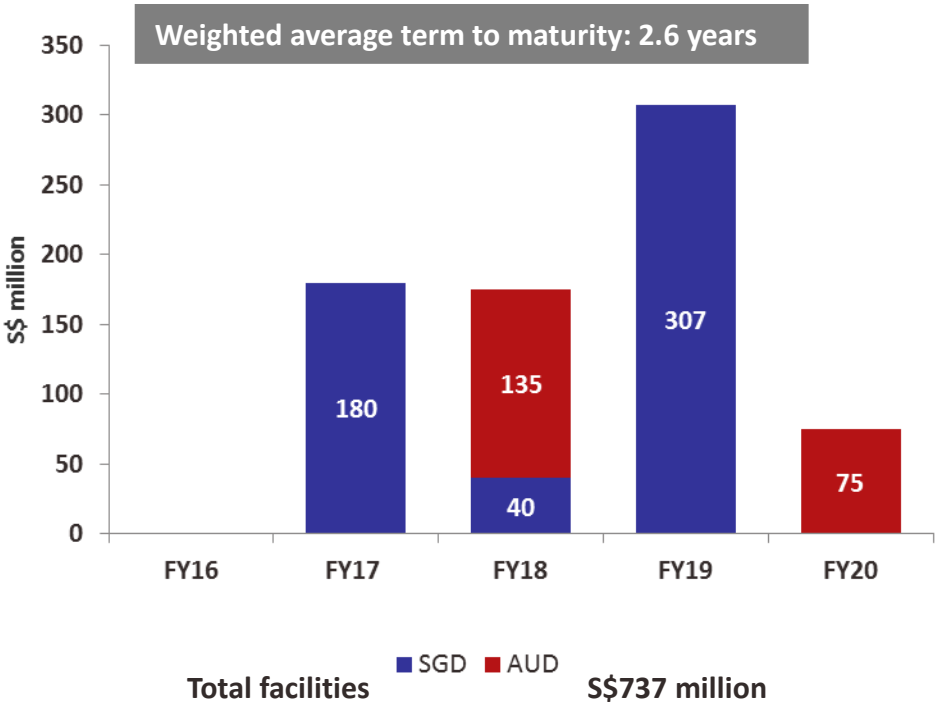
3 For quarter ended 30 June 2016

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Capital Management and debt statistics

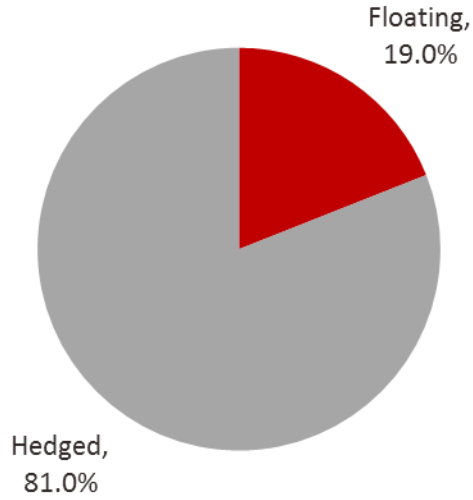
- **Well spread debt maturity profile**
- **No refinancing required until FY17 and all debts are unsecured**
- **Hedged 81% of gross borrowings on fixed rate**
- **Maiden issuance of S$100.0 million five-year senior unsecured notes at fixed rate of 2.835%**
  - **Net proceeds will be used to refinance existing borrowings**
  - **Spread and extend existing debt maturity profile**

Debt maturity



Total facilities **S$737 million**

Debt composition – floating vs. hedged



Hedging debt

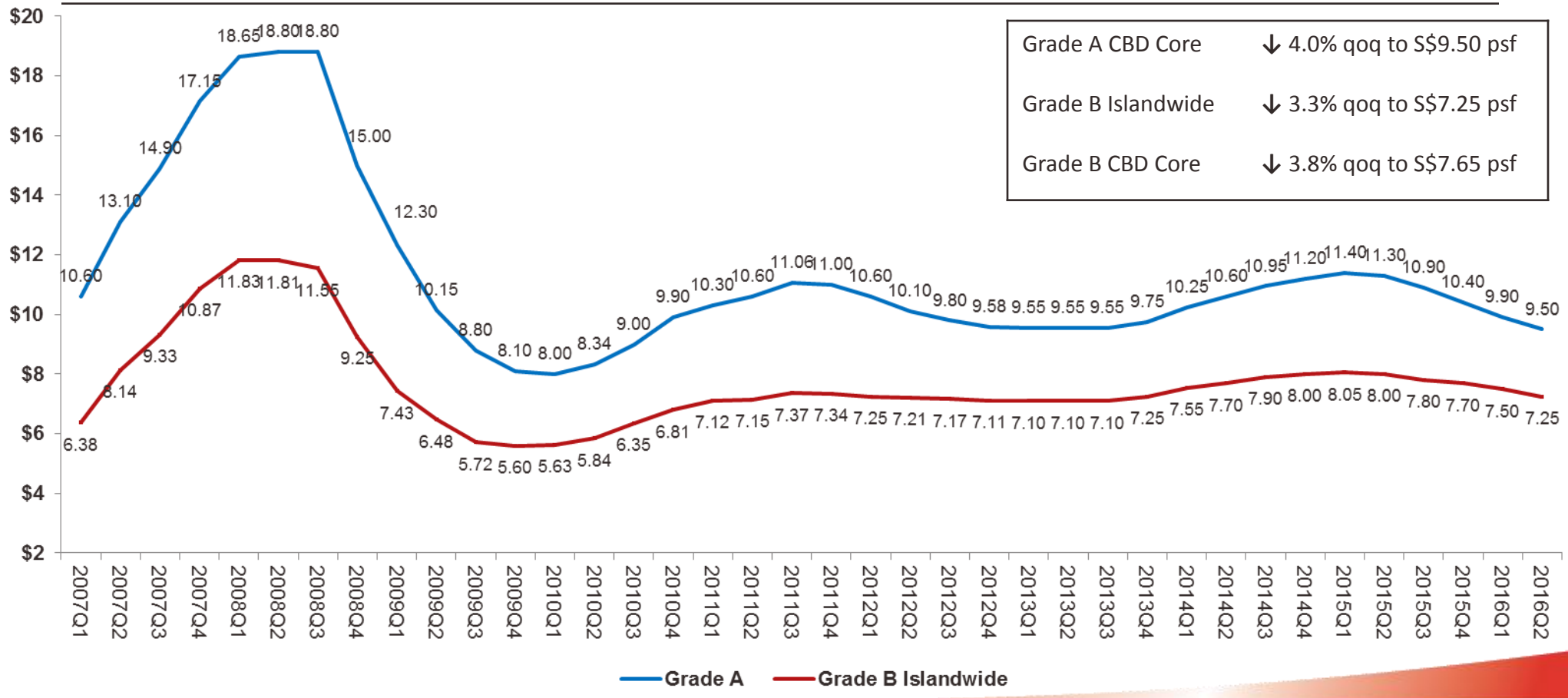
As a % of:	**As at 30 June 2016**
Total Gross Borrowings	81%

As at 30 June 2016.

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Singapore office - Grade B rents relatively more stable

Singapore Grade A and Grade B office rents[1]



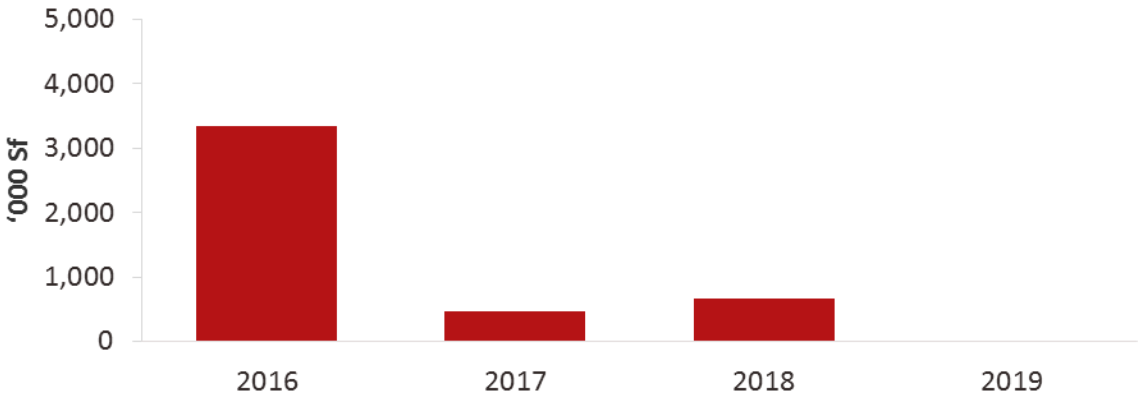
Grade A CBD Core	↓ 4.0% qoq to S$9.50 psf
Grade B Islandwide	↓ 3.3% qoq to S$7.25 psf
Grade B CBD Core	↓ 3.8% qoq to S$7.65 psf

Source: CBRE Research

1 CBRE, Singapore Market View, Q2 2016

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Singapore CBD office supply 2016 – 2019[1,2]

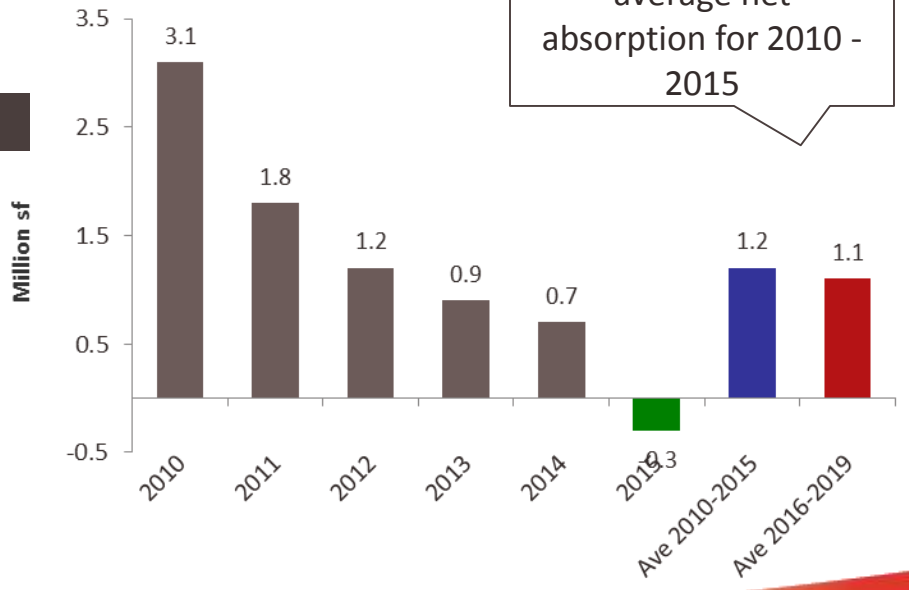


Major office supply:

- Marina One (1,875,630 sf)
- Guoco Tower (890,000 sf)
- Duo (570,475 sf)
- Redevelopment of Intl Factors Building and Robinson Towers (194,380 sf)
- UIC Building (277,540 sf)
- Frasers Tower (664,000 sf)[3]

Net absorption vs new supply[1,2]

Average new supply for 2016 -2019 is lower than the average net absorption for 2010 - 2015

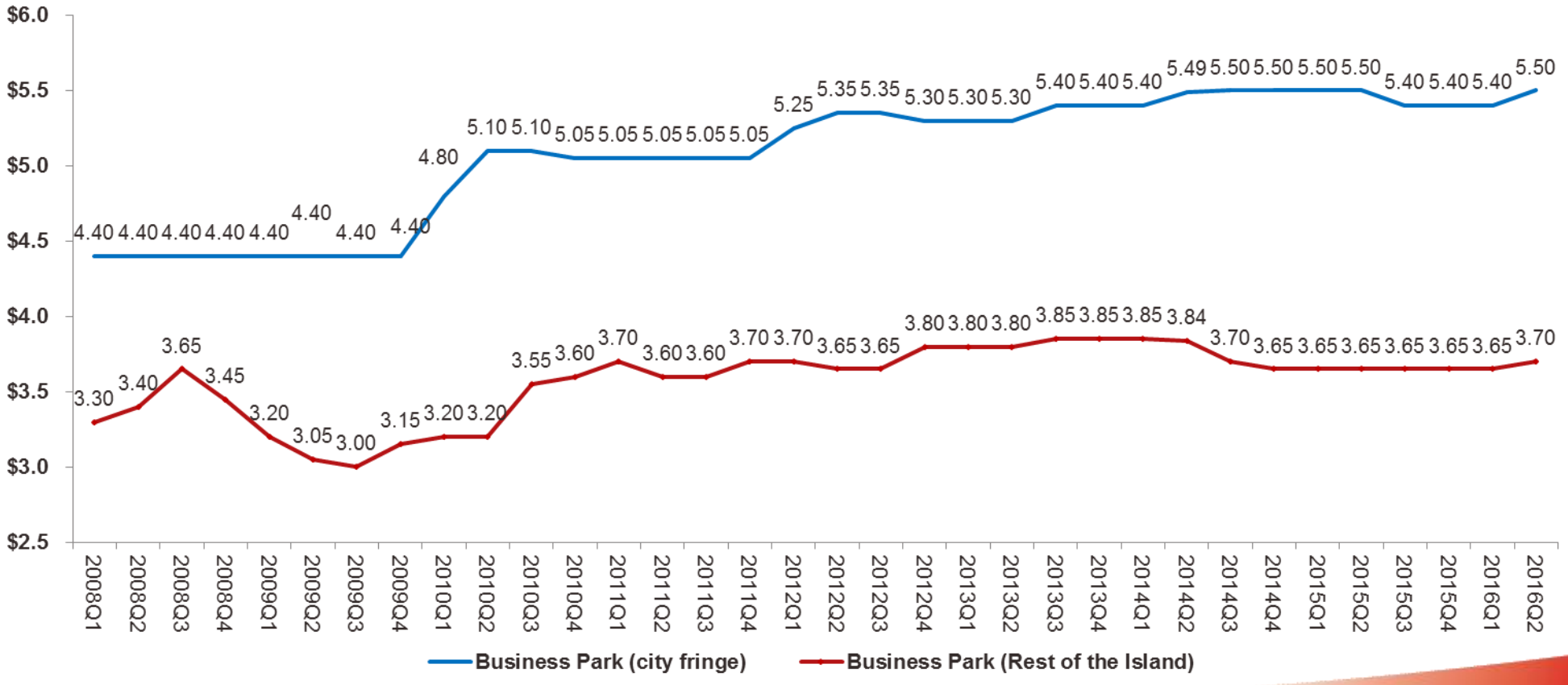


1 CBRE, Singapore Market View, Q2 2016
2 Core and fringe CBD areas only, excluding strata title
3 Based on announcement. Area for office tower only

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Singapore business park rents trend – City fringe business park rents increased 2% in Q2 2016[1]

Singapore Business Park (city fringe) rents[1]



Source: CBRE Research

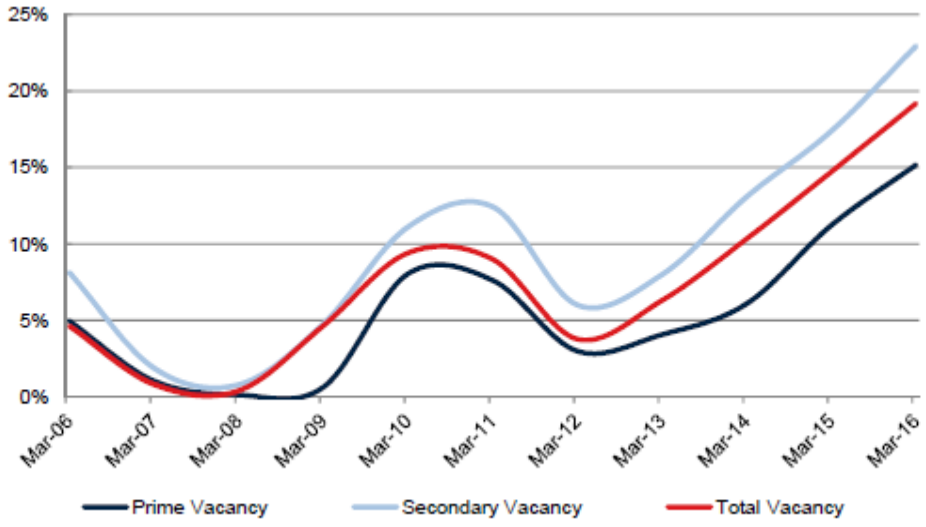
1 CBRE, Singapore Market View, Q2 2016

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Perth CBD office supply and rents

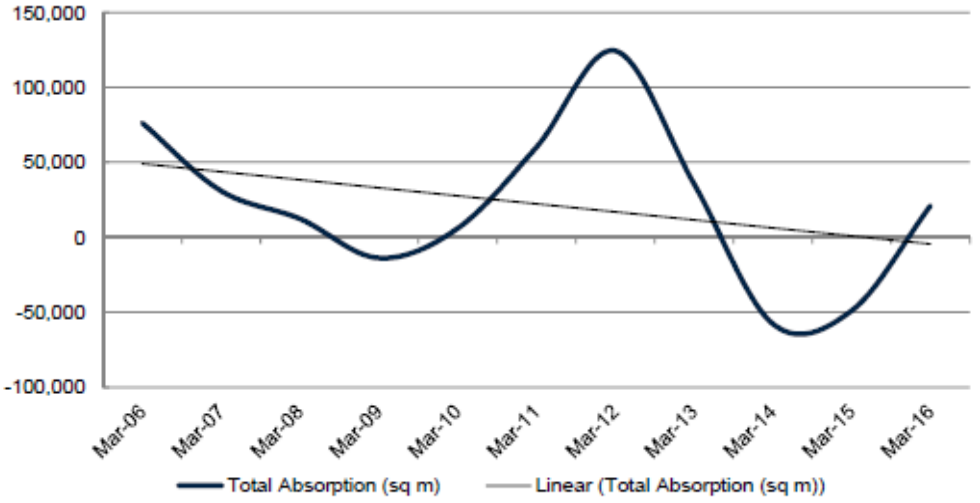
- **Overall market indicators are beginning to show signs of stabilisation**
- **Net absorption in the twelve months to January 2016 was 21,043 sqm**
- **Leasing activity up 35% in the twelve months to March 2016[1]**
- **Net face rents in Perth range from A$625 to A$750 per sqm per annum for Premium Grade office**
- **Incentives for Prime grade CBD office are close to 45% and above as at March 2016, appear to be close to peak levels**
- **Vacancy rate is expected to be within the low 20% range in the short-to-medium term**

Perth CBD office vacancy by grade (%)



Source: PCA / Savills Research

Perth CBD office net absorption (sqm)



Source: PCA / Savills Research

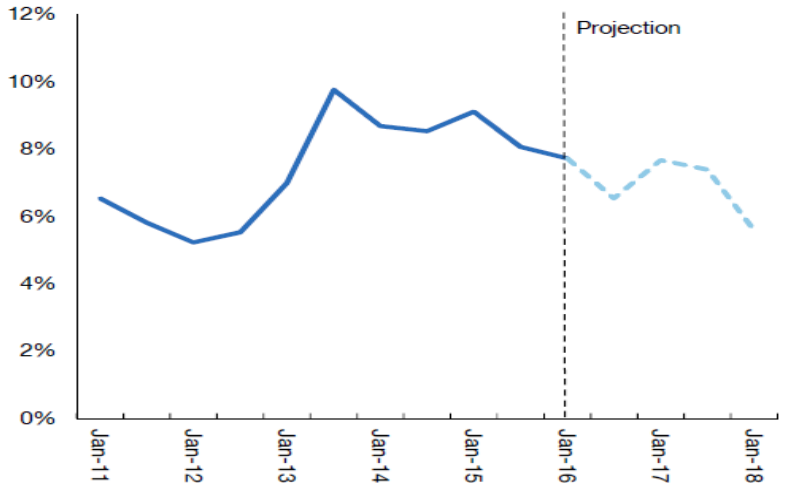
Source: Savills Research, Perth CBD Office, April 2016
1 Compared to the preceding twelve months

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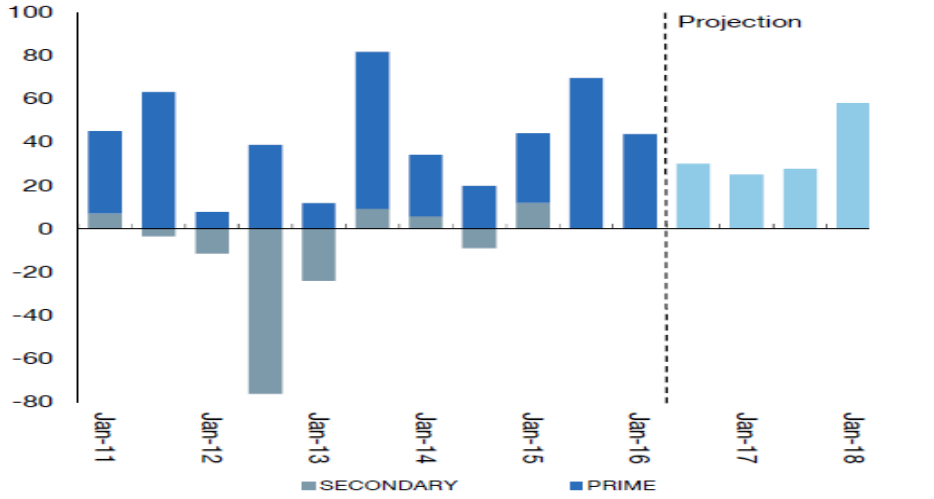
Melbourne CBD office supply and rents

- **Premium and A-grade net absorption totalled 43,792 sqm, accounting for 78% of the Melbourne CBD office space absorbed[1]**
- **Melbourne continues to have the second lowest vacancy rate amongst all of Australia's CBDs - vacancy rate for Grade A office fell from 7.6% to 6.5%[1]**
- **Prime grade average net face rents range between A$480 to A$670 per sqm per annum[2]**
- **The Victorian economy is forecast to grow by an average of 2.4% per annum over the next five years**
- **Prime net face rents are forecast to growth an average of 5.0% per annum over the next three years**

Melbourne CBD vacancy rate (total vacancy) (%)



Melbourne CBD net absortion (per 6 month period) (000's sqm)



Source: Knight Frank Research/PCA

Source: Knight Frank, Melbourne CBD Office Market Overview, March 2016
1 In the six months to January 2016
2 As at January 2016

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Asset updates – Developments at China Square Central

- **Construction work for the development of a 16 storey hotel and Commercial Project[1] are on track[2]**
- **New retail and commercial spaces with better frontage and visibility will also be created[2]**
- **Construction expected to be completed by mid-2019**
- **The Hotel and Commercial Project will further rejuvenate China Square Central**





Signages have been placed to direct traffic flow for the convenience of the public

☑ Foundation works have commenced

☑ Signages and hoardings have been erected to demarcate the construction area

Data as at 30 June 2016.

1 Refers to the additions and alterations at China Square Central. Refer to the Circular to Unitholders dated 3 June 2015 for details.

2 Construction is undertaken by an entity of Frasers Centrepoint Limited.

3 New spaces to be created from relocated spaces from part of the existing basement at 18 Cross Street and a section of 22 Cross Street. This is undertaken by an entity of Frasers Centrepoint Limited as part of the additions and alterations at China Square Central.

Asset updates – Alexandra Technopark

- **Microsoft extended its current lease at Alexandra Technopark for a further five years**
- **Current lease originally expiring in FY17 will now expire in FY22**
- **Alexandra Technopark continues to attract tenants with its strategic location within Alexandra Precinct, good connectivity and close proximity to CBD**
- **Early lease extension will strengthen the lease expiry profile of the portfolio and ensure longer-term income stability**



Microsoft

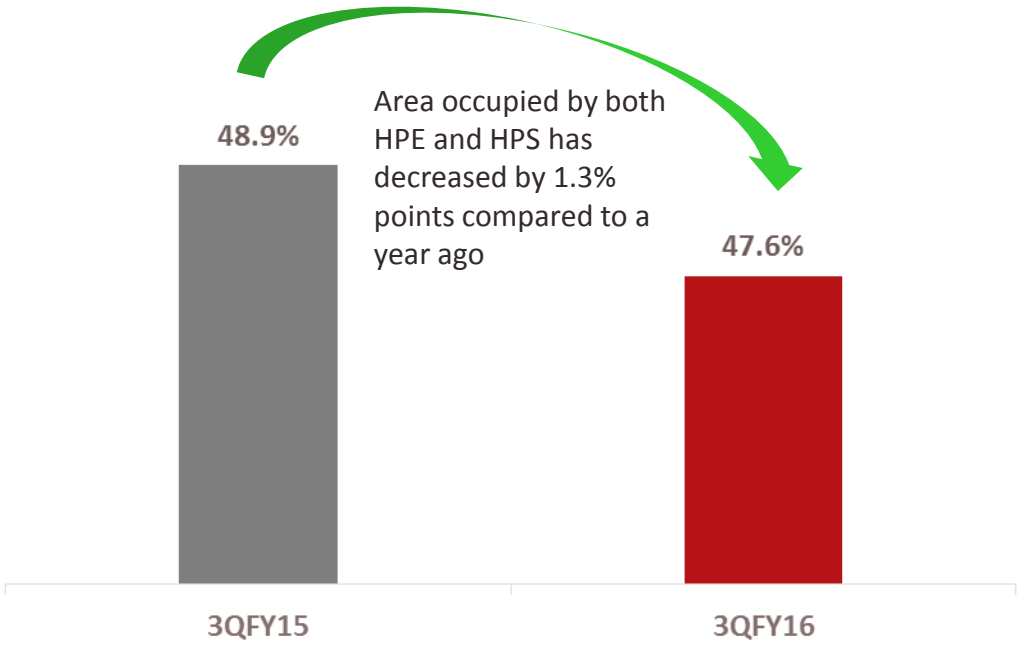
- Occupies approximately 78,000 sf, approximately 7.4% of Alexandra Technopark's NLA
- Alexandra Technopark's WALE will increase from 1.5 years to 1.9 years with Microsoft's lease extension[1]

1 As at 30 June 2016

Asset updates – Alexandra Technopark

- **Hewlett-Packard Enterprise ("HPE") and Hewlett-Packard Singapore ("HPS") collectively occupy 47.6% of Alexandra Technopark[1]**
- **Space occupied by HPE and HPS decreased by 1.3% points compared to a year ago**
- **Continuous tenant engagement and proactive leasing to manage expiring leases**

% of net lettable area occupied by HPE and HPS at Alexandra Technopark





1 Based on net lettable area as at 30 June 2016

Asset updates – Central Park

- **Retail arcade at Central Park has been revamped**
- **New identity created for the retail shops with a refreshed and contemporary look**

Before





After

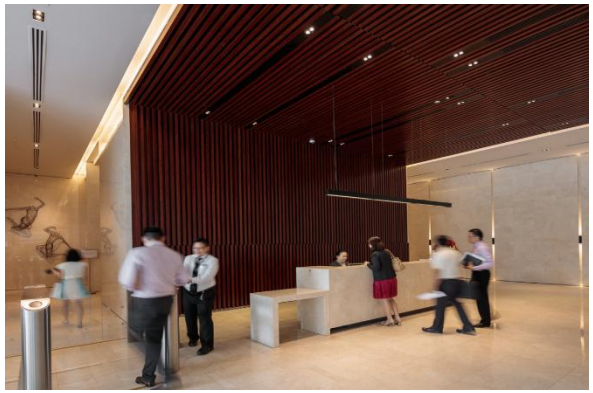




- ☑ Modern outdoor sitting area
- ☑ Full height glass shopfront and improved shop presentation
- ☑ Brigher and more spacious feel with higher ceiling

Portfolio review – Singapore asset updates

China Square Central – full occupancy at office tower



55 Market Street – healthy occupancy rate



Alexandra Technopark – healthy occupancy rate



Occupancy	88.6%* (office tower: 100.0%)	95.8%	94.8%
WALE	1.5 years	1.2 years	1.5 years (1.9 years with lease extension)^
New leases, committed and renewals	The 3rd Space Management Pte Ltd, Wavecell Pte Ltd, MKS Previous Metal (Singapore) Pte Ltd, Pana Harrison (Asia) Pte Ltd	Sumitomo Forestry (Singapore) Ltd, Citigate Dewe Rogerson, I.Mage Pte Ltd	F&K Delvotec Bondtechnik Singapore Pte Ltd, Servicom Medical (Singapore) Pte Ltd, Microsoft Operations Pte Ltd
Tenants	groupm, Cerebos, MOL, ABeam Consulting, MediaMath, COASTAL, Pana, EQUINIX, Wavecell, Banjaran Wealth, CHUBB	Jones Lang LaSalle, JobStudio, bwl, CHANCERY LAW CORPORATION, Citigate Dewe Rogerson, MANCHESTER 1824, TKP, Itron, OPTUM, SUMITOMO FORESTRY (SINGAPORE) LTD.	hp, Hewlett Packard Enterprise, dyson, Great Eastern, SYBASE, OKI, OMRON, SENNHEISER, F&K DELVOTEC, AEROFLEX

As at 30 June 2016.

* Committed occupancy as at 30 June 2016. Lower occupancy as certain units were affected by the commencement of construction for the hotel development and additions and alterations at China Square Central. Refer to the Circular to Unitholders dated 3 June 2015 for details.

^ Microsoft extended its current lease for a further 5 years from FY17 to FY22.

Portfolio review – Australia asset updates

	Central Park – Healthy WALE of 2.2 years	Caroline Chisholm Centre – full occupancy with long WALE of 9.0 years	357 Collins Street – full occupancy
			
Occupancy	80.4%^	100.0%	100.0%
WALE	2.2 years (6.8 years with new lease#)	9.0 years	4.8 years
New leases, committed and renewals	-	Property occupied by a single tenant, i.e. the Commonwealth of Australia as represented by Centrelink (Aaa rated*) until July 2025	-
Tenants	Rio Tinto, bhpbilliton, MIMI, ASX, GESB, Plan B, DLA PIPER	Australian Government	CommonwealthBank, Wilson HTM Investment Group, meridian, infor, EUREKA, orange Business Services, The Trust Company, Folkestone

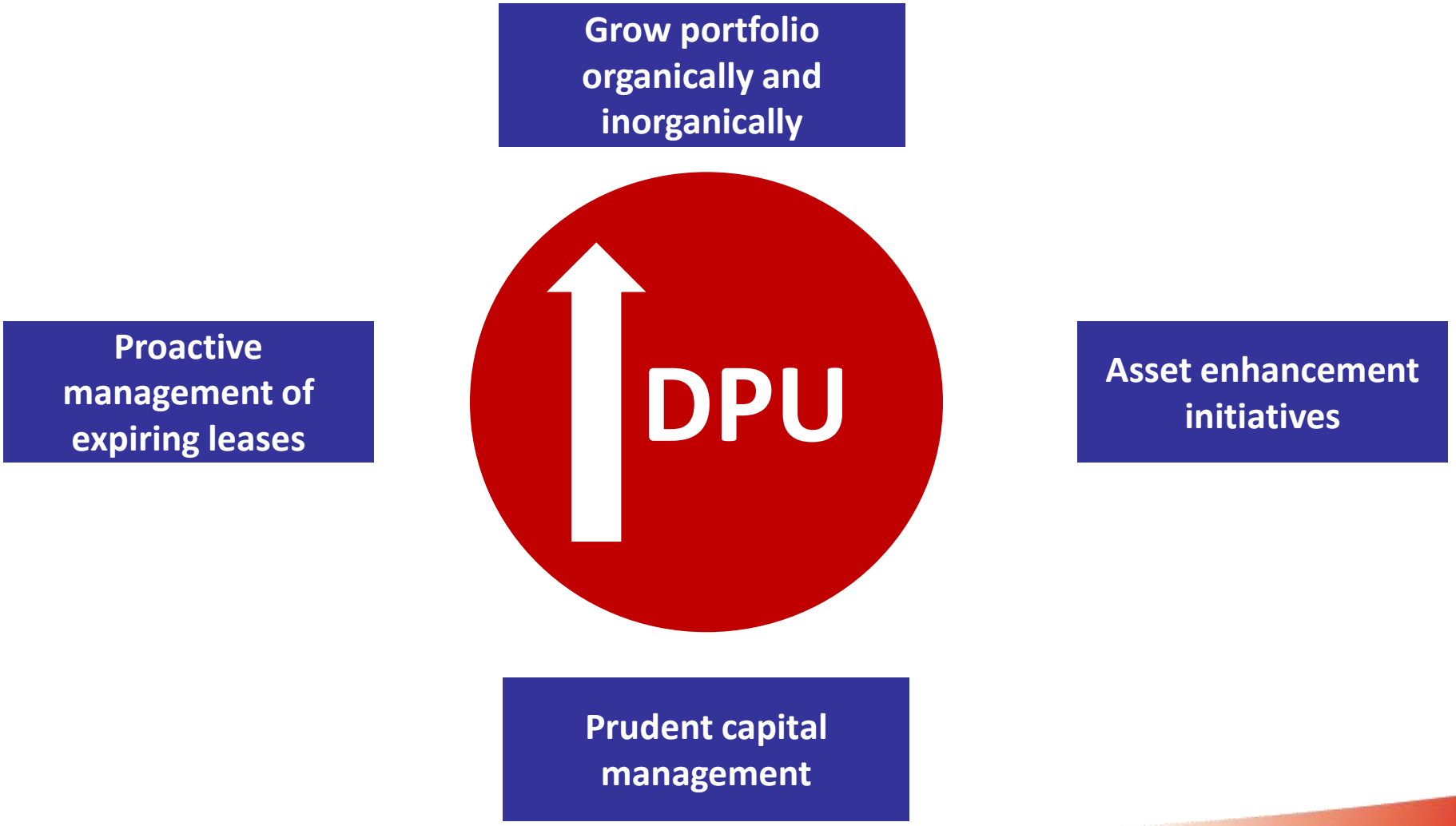
As at 30 June 2016.

^ Committed occupancy as at 30 June 2016.

* Based on Moody's rating in June 2016.

\# An entity of Rio Tinto Limited signed a Heads of Agreement for a new lease for 12 years from FY18 to FY30. New lease is assumed based on the existing space currently occupied by Hamersley Iron Pty Limited, a wholly-owned subsidiary of Rio Tinto Limited at Central Park as the exact space requirement will only be determined later.

Organic and in-organic initiatives to deliver growth in distributable income



Appendix



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Existing Portfolio- Properties in Singapore







	55 Market Street, Singapore	China Square Central, Singapore	Alexandra Technopark, Singapore
Description	• 16-storey commercial property with 2 floors (incl. basement) of retail space • Located in CBD • Awarded the Green Mark Gold Award and Water Efficient Building Award	• 15-storey commercial office tower and retail development • Located in CBD • Awarded the Green Mark Gold Award, Eco-Office Certification, Water Efficient Building Award and Silver in Excellent Service Award 2015	• High-tech business space development comprising 2 blocks of high-specification buildings, large floor plates of up to 76,000 sq ft • Awarded the Green Mark Gold Award, Eco-Office Certification and Water Efficient Building Award
Tenure	Leasehold 999 years commencing 1826	Leasehold 99 years commencing 1997	Leasehold 99 years commencing 2009
Total NLA (sq ft)	71,796	369,815	1,043,891
Accessibility	2-minute walk to Raffles Place MRT station and 6-minute walk to the Telok Ayer MRT station	3-minute walk to the Telok Ayer MRT station, 6-minute walk to the Chinatown MRT station and 8-minute walk to the Raffles Place MRT station	15-minute drive from CBD, within walking distance to the Labrador Park MRT station
Valuation^	S$136.0 million	S$570.0 million	S$503.0 million
Occupancy rate	95.8%	88.6%# (office tower: 100.0%)	94.8%

Data as at 30 June 2016.

^ As at 30 September 2015.

Committed occupancy as at 30 June 2016. Lower occupancy as certain units were affected by the commencement of construction for the hotel development and additions and alterations at China Square Central. Refer to the Circular to Unitholders dated 3 June 2015 for details.

FRASERS COMMERCIAL TRUST

Existing Portfolio- Properties in Australia



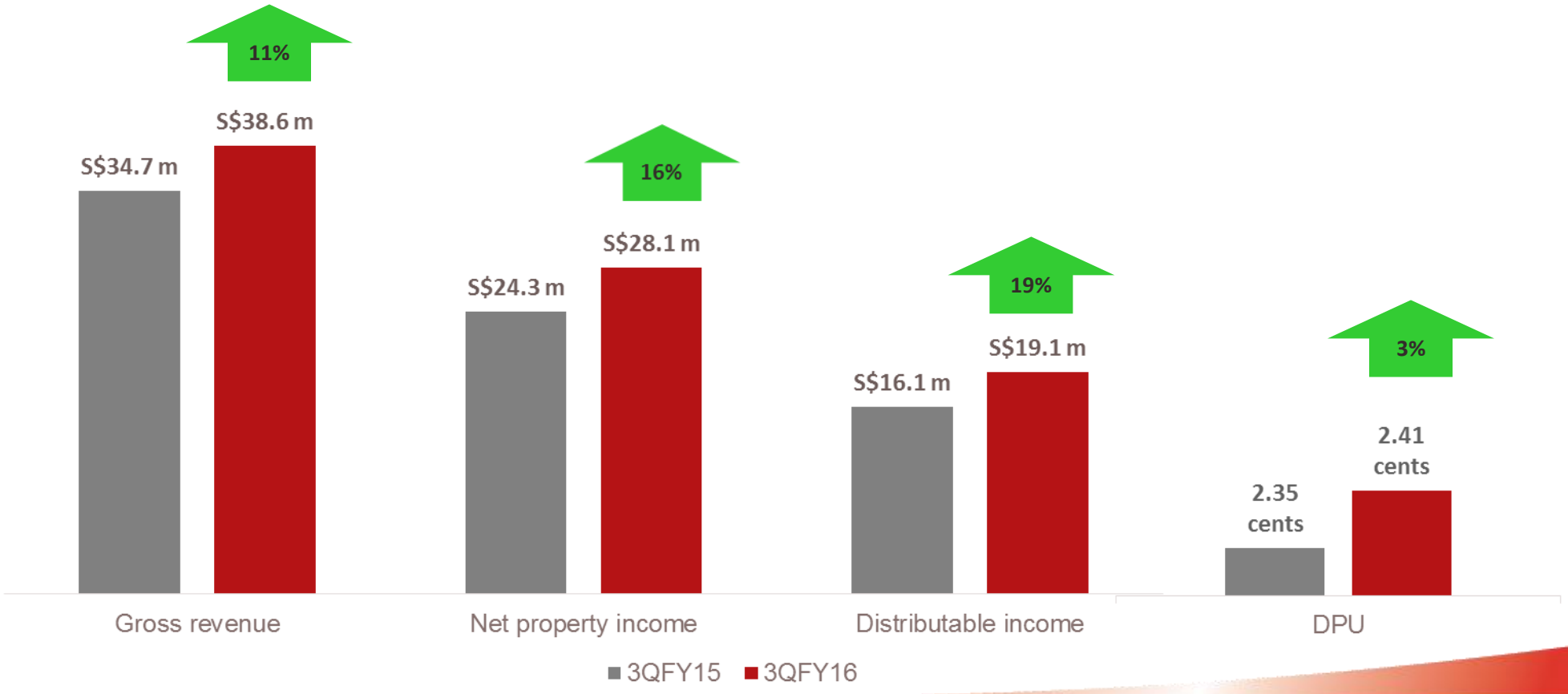




	Central Park, Perth	Caroline Chisholm Centre, Canberra	357 Collins Street, Melbourne
Description	• 47-storey premium grade, tallest building in Perth • Equipped with state of the art facilities, located in the heart of the CBD • First premium office building in Perth to attain a 5 star NABERS* energy base building rating • 5.0 star NABERS Energy Base building rating (with green power), 4.0 star NABERS Indoor Environment rating, 3.5 star NABERS Water rating	• 5-storey Grade A contemporary office building • Located in the core of Tuggeranong Town Centre, one of the town centres within Canberra • 5 star NABERS energy base building rating	• 25-storey office building with Grade A specifications • Strategically located in the heart of the Melbourne CBD • Collins Street is regarded as the prime office location in Melbourne CBD • 5.5 star NABERS Energy base building rating (with green energy) • 4.5 star NABERS Water rating
Tenure	Freehold	Leasehold 99 years commencing 2002	Freehold
Total NLA (sq ft)	356,414	433,182	343,616
Accessibility	Unparalleled road, rail and bus access	Well served by major roads	Road, rail, trams and bus access
Valuation^	S$290.3 million (50% interest)	S$215.2 million	S$240.3 million
Occupancy rate	80.4%#	100.0%	100.0%

Data as at 30 June 2016
* National Australian Built Environment Rating System
^ As at 30 September 2015.
# Committed occupancy as at 30 June 2016.

Alexandra Technopark and contribution from 357 Collins Street continue to boost performance in 3QFY16



Thank you

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