



**Citi – REITAS Singapore REITs &
Sponsors Forum 2015**

1 September 2015

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This presentation contains certain information with respect to the trade sectors of CRT’s tenants. The Trustee-Manager has determined the trade sectors in which CRT’s tenants are primarily involved based on the Trustee-Manager’s general understanding of the business activities conducted by such tenants. The Trustee-Manager’s knowledge of the business activities of CRT’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 forecasts that have been obtained from internal surveys, 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 information. While the Trustee-Manager has taken reasonable steps to ensure that the information from such industry publications, surveys and forecasts are extracted accurately and in their proper context, the Trustee-Manager has not independently verified any of the data from third party sources or ascertained the underlying economic assumptions relied upon therein.

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This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in CRT.

In this presentation, references to “forecast figures” or “forecast” are to forecast figures which the Trustee-Manager has extracted from the announcement dated 27 February 2014 in relation to the acquisition of Luz Omori and NIS Wave 1 and forecast figures for Forecast Year 2014 which the Trustee-Manager has extracted from the prospectus of CRT dated 2 May 2013 (the “Prospectus”), are subject to the bases and assumptions stated therein respectively, and pro-rated or, as the case may be, extrapolated for the actual number of days attributable to the respective reporting period, except for non-recurring items such as unrealised fair value gains, their related deferred tax expenses and prepaid property tax which are not proportionally pro-rated, or as the case may be, extrapolated. Such forecast figures are for illustrative purposes only and should not be construed as a representation of the actual performance or results of CRT.



Overview

Key Highlights

Portfolio Performance

Financial Highlights

Outlook

Location of Properties

JAPAN

CURRENT PORTFOLIO

- 1 AEON TOWN MORIYA
- 2 AEON TOWN SUZUKA
- 3 CROESUS SHINSAIBASHI
- 4 LUZ OMORI
- 5 MALLAGE SHOBU
- 6 NIS WAVE I
- 7 ONE'S MALL



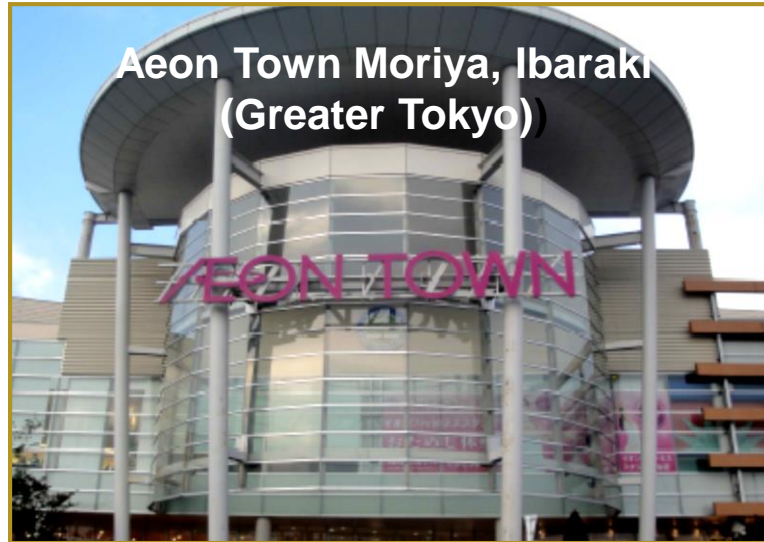
Croesus Retail Trust At A Glance



- ❖ S6NU.SI
- ❖ Listed on 10 May 2013
- ❖ Market Capitalisation of S\$484 million¹
- ❖ Financial year ending 30 June 2015
- ❖ Semi-annual distribution; Dividend payment of 3.92 Sing cents for the period from 1 Jan 2015 to 30 Jun 2015
- ❖ Strategic Partners: Daiwa House and Marubeni
- ❖ Analyst coverage – CIMB, DBS, KGI Fraser, Phillip Capital, RHB Group
- ❖ Substantial shareholders – Target Asset Management Pte Ltd, DBS Bank Ltd

⁵ (1) Based on closing price of S\$0.935 on 5 August 2015.

Initial Portfolio



Post IPO Acquisitions



- 7 (1) Acquisition was completed on 16 October 2014.
(2) Previously known as NIS Wave I. Please refer to announcement dated 30 January 2015 for more details in relation to the change in name.

Investment Highlights

Exposure to resilient income-producing stabilised assets in Japan

- ✓ Close to major transportation nodes and conveniently accessible
- ✓ Mix of quality malls catering to the young and trendy and suburban malls catering to daily necessities
- ✓ Most leases are Fixed-Term Leases, allowing for adjustment in rental income and tenant composition upon expiry

Stable Distribution

- ✓ 100% payout for first two years
- ✓ Semi-annual distribution
- ✓ Attractive yield spread over comparables
- ✓ Currency hedge extended to cover close to 100% of distributions up to 30 June 2017

Promising Macro-Environment

- ✓ Stabilising CPI numbers
- ✓ Promising Tankan and GDP data
- ✓ Increasing Property Prices

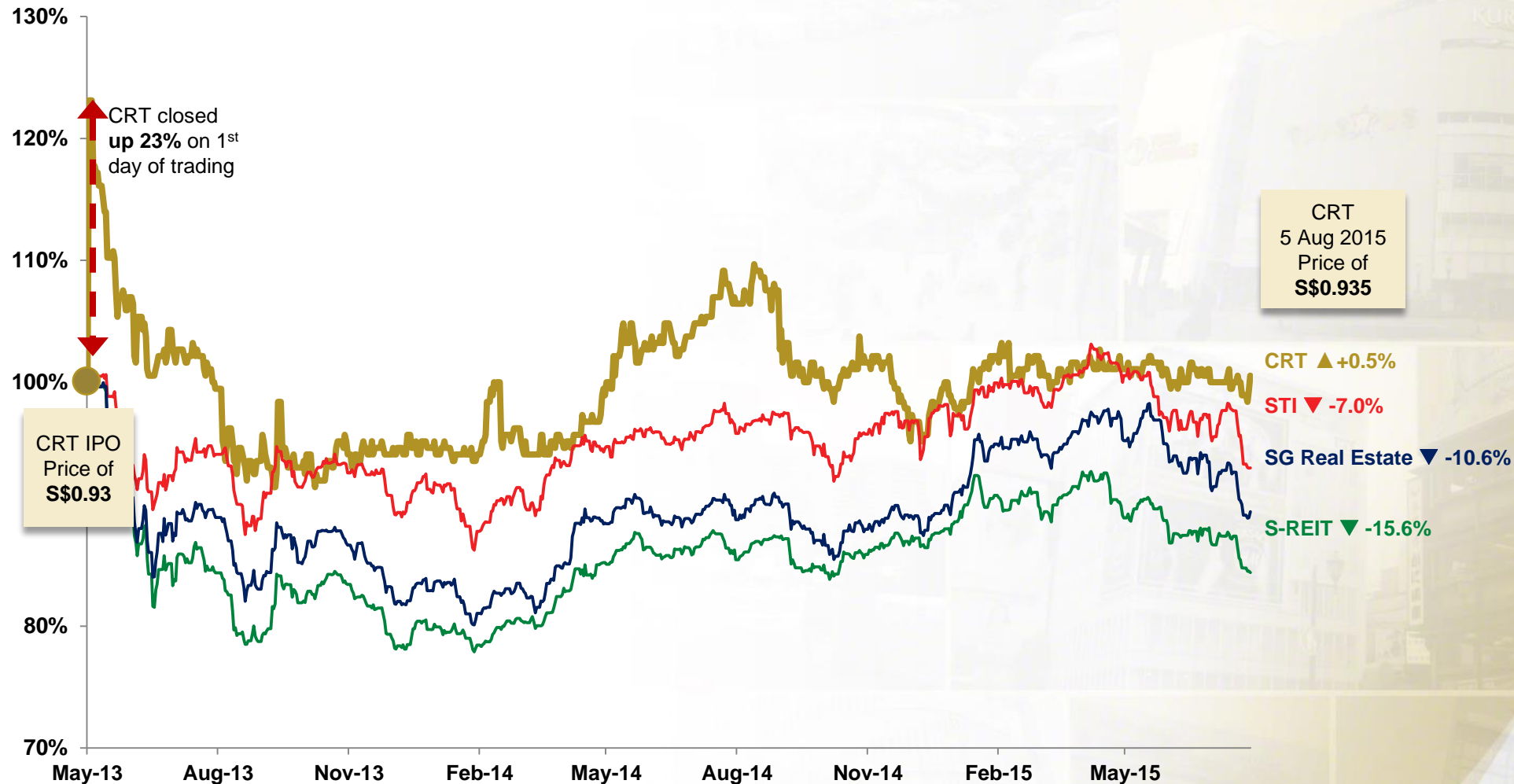
Strong Growth Drivers

- ✓ Accretive acquisitions in Japan in the short to medium term
- ✓ Potential rent reversion opportunities during FY2015

Robust Balance Sheet

- ✓ Fixed rate financing for five years (no interest rate risk and no refinancing risk for five years)
- ✓ Interest bearing liabilities are in JPY; Natural hedge with property and rental income

CRT Trading Performance has Remained Resilient since IPO

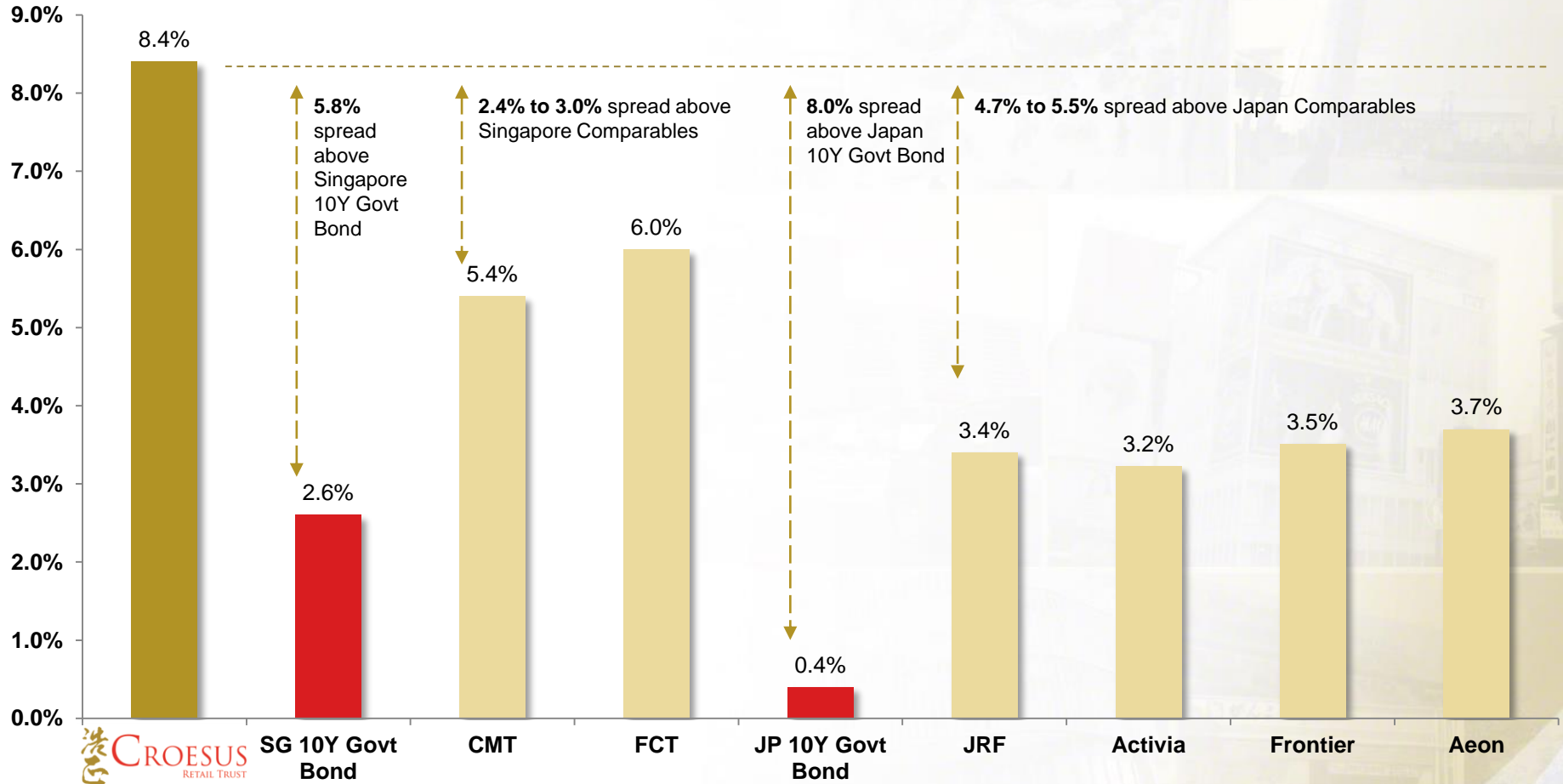


- CRT closed 23% above IPO price at the end of the 1st Trading Day
- Even in a volatile market, CRT price has held up well as compared with the overall STI, S-REIT Index and SG Real Estate Index

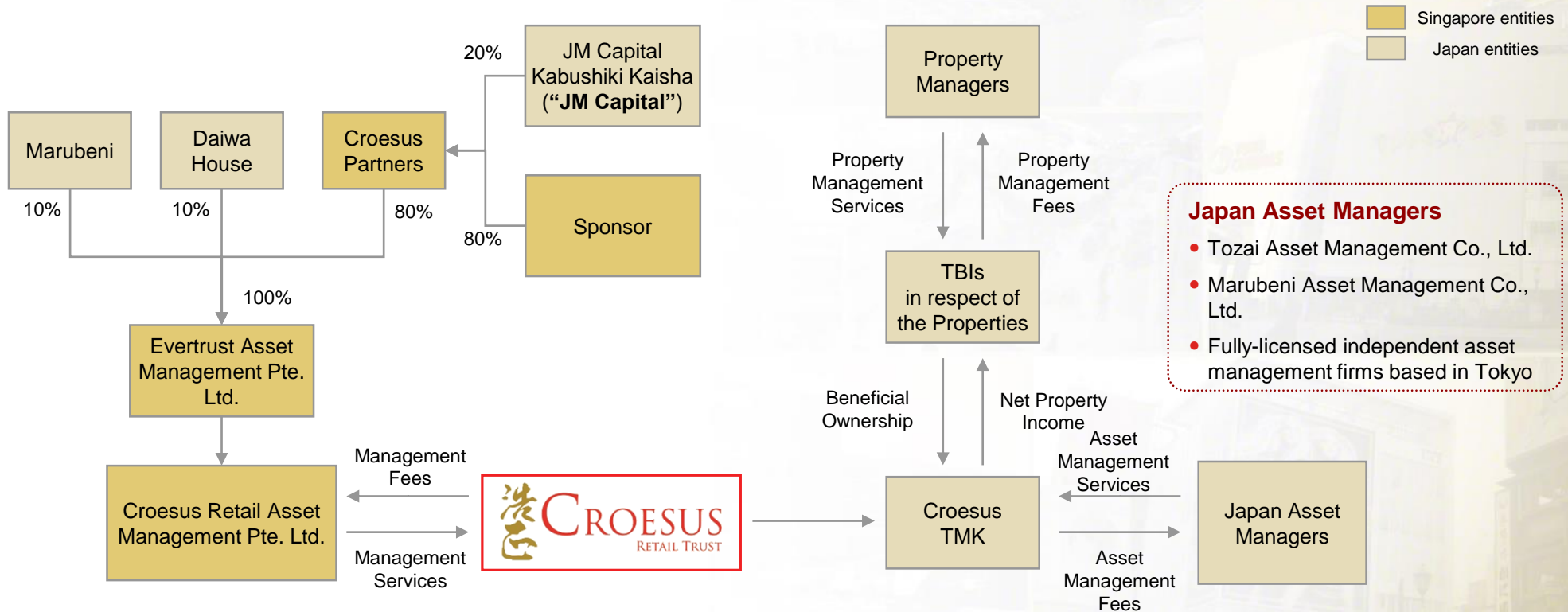
Competitive Yield Spread vs. 10-year Government Bond

CRT offers an attractive yield spread between the CY-2015E distribution yield and 10-year government bond yield, relative to its retail REIT comparables in the Asia-Pacific region.

CY2015E Distribution Yield vs. 10-yr Govt. Bond



Structure of Croesus Retail Trust



Japan Asset Managers

- Tozai Asset Management Co., Ltd.
- Marubeni Asset Management Co., Ltd.
- Fully-licensed independent asset management firms based in Tokyo

Strategic Partners

- Daiwa House and Marubeni
- Contributed 3 properties (~59% by appraised value) to the Initial Portfolio
- Provided CRT with a right of first refusal ("ROFR") over predominantly retail properties in Asia-Pacific ex-Japan

Sponsor

- Croesus Merchants International Pte Ltd
- Co-founders & key shareholders are Mr. Jim Chang (51%) and Mr. Jeremy Yong (49%)
- Holds 1.1% stake in CRT and effectively 64.0% in the Trustee-Manager

Property Managers

- AIM CREATE Co. Ltd. (Aeon Town Moriya and Aeon Town Suzuka and NIS Wave I)
- Marubeni Real Estate Management Co. Ltd. (Croesus Shinsaibashi and Luz Omori)
- Sojitz Commerce Development Corporation (Mallage Shobu)
- Xymax Properties Corporation (One's Mall)



Overview

Key Highlights

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Key Highlights for FY2015



- A year of continued GROWTH
 - DPU growth of 2.8% year-on-year
 - Total asset growth of 27.8% year-on-year
 - Total NAV growth of 11.9% year-on-year
 - Property revaluation of 7.9%¹

- Preparing for future GROWTH
 - Acquired One's Mall for JPY11 billion on 16 October 2014
 - Completed tenant renewals at Mallage Shobu; Potential rental uplifts expected for new tenants during FY2016

- Continued sound capital management
 - Gearing reduced to 47.3% due to positive asset revaluations
 - Hedged close to 100% of distributions up to 30 June 2017
 - Interest rates fixed till maturity for all debts

Earnings Highlights

| | 4Q2015 Actual | 4Q2014 Actual | Variance | 4Q2015 Forecast¹ | Variance |
|--|---------------------------|---------------------------|-----------------|--|-----------------|
| | 1 Apr 2015 to 30 Jun 2015 | 1 Apr 2014 to 30 Jun 2014 | | 1 Apr 2015 to 30 Jun 2015 | |
| Gross Revenue (JPY million) | 1,988.6 | 1,584.4 | 25.5% | 1,266.9 | 57.0% |
| Net Property Income (JPY million) | 1,205.6 | 1,019.8 | 18.2% | 820.1 | 47.0% |
| Income Available for Distribution (JPY million) | 876.7 | 707.4 | 23.9% | 640.0 | 37.0% |
| Distribution per Unit (Singapore cents) | 2.02 | 2.00 | 1.0% | 1.87 | 8.0% |

| | FY2015 Actual | FY2014 Actual² | Variance | FY2015 Forecast³ | Variance |
|--|---------------------------|--------------------------------------|-----------------|--|-----------------|
| | 1 Jul 2014 to 30 Jun 2015 | 1 July 2013 to 30 Jun 2014 | | 1 Jul 2014 to 30 Jun 2015 | |
| Gross Revenue (JPY million) | 7,635.4 | 5,480.5 | 39.3% | 5,081.6 | 50.3% |
| Net Property Income (JPY million) | 4,681.1 | 3,526.4 | 32.7% | 3,289.3 | 42.3% |
| Income Available for Distribution (JPY million) | 3,358.2 | 2,783.2 | 20.7% | 2,566.9 | 30.8% |
| Distribution per Unit (Singapore cents) | 8.08 | 7.86 | 2.8% | 7.49 | 7.9% |

- (1) The forecast figures are derived from the forecast figures for Projection Year 2015 (being the period from 1 July 2014 to 30 June 2015) in CRT's prospectus dated 2 May 2013 (the "Prospectus") and prorated to 91 days for the period from 1 April 2015 to 30 June 2015 (based on a 365-day financial year). The forecast figures are in respect of the initial portfolio of CRT only, comprising Aeon Town Moriya, Aeon Town Suzuka, Croesus Shinsaibashi and Mallage Shobu ("Initial Portfolio").
- (2) For a more meaningful comparison, the results from 1 July 2013 to 30 June 2014 (which are prorated to 365 days based on the actual results for the 417-day period from 10 May 2013 to 30 June 2014) are presented as the comparative period for the period from 1 July 2014 to 30 June 2015.
- (3) The forecast figures are derived from the forecast figures for Projection Year 2015 in the Prospectus, and are in respect of the Initial Portfolio only.

Earnings Growth Drivers for FY2015

POSITIVE DRIVERS

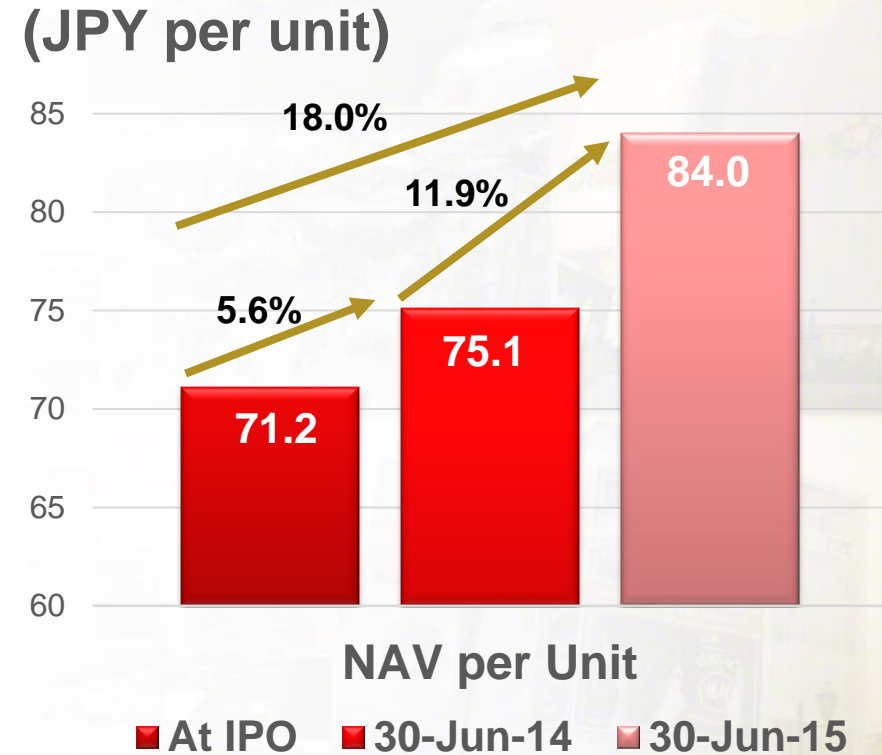
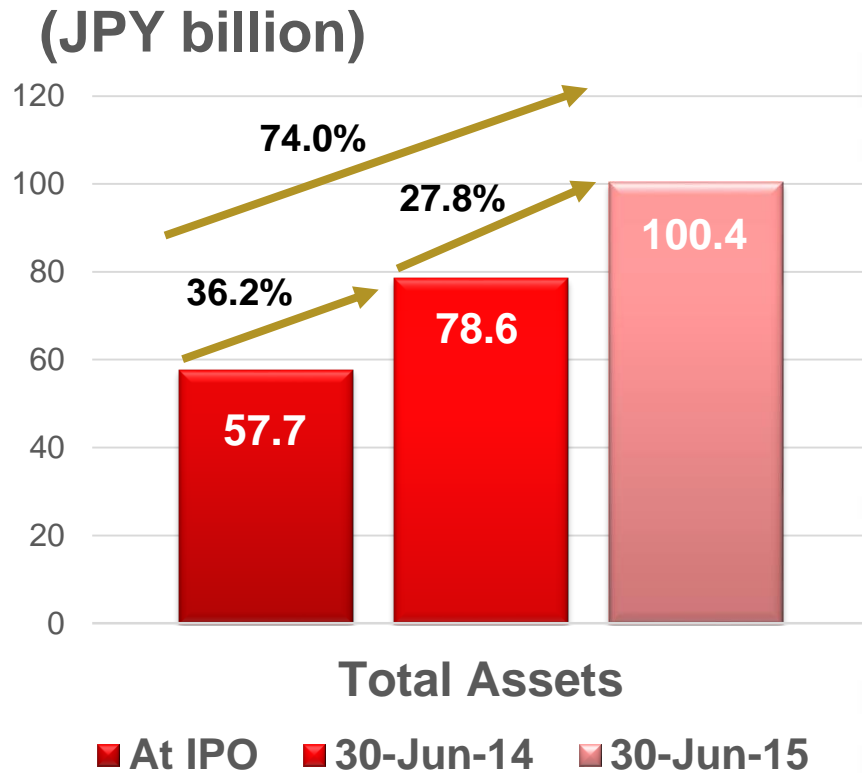
- Financial impact of yield accretive acquisitions

Croesus Tachikawa
Luz Omori
One's Mall

TEMPORARY DRAG

- Downtime incurred at Mallage Shobu during tenant renewals
- Increase in repair expenses at Mallage Shobu associated with tenant renewals

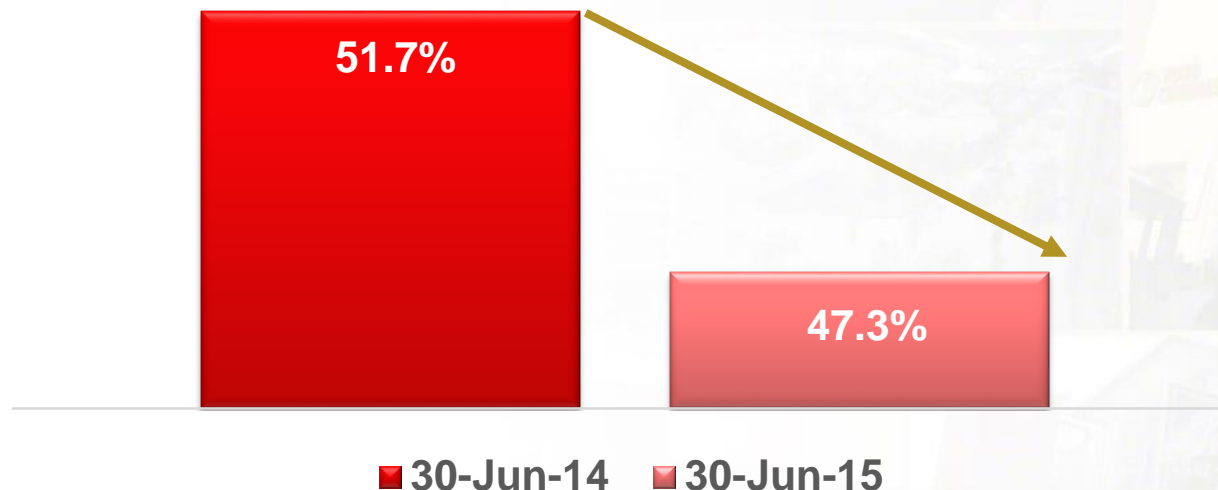
Balance Sheet Highlights



- Growth achieved through three asset acquisitions and increases in portfolio valuation of 7.9% during FY2015

Capital Management Highlights

Gearing

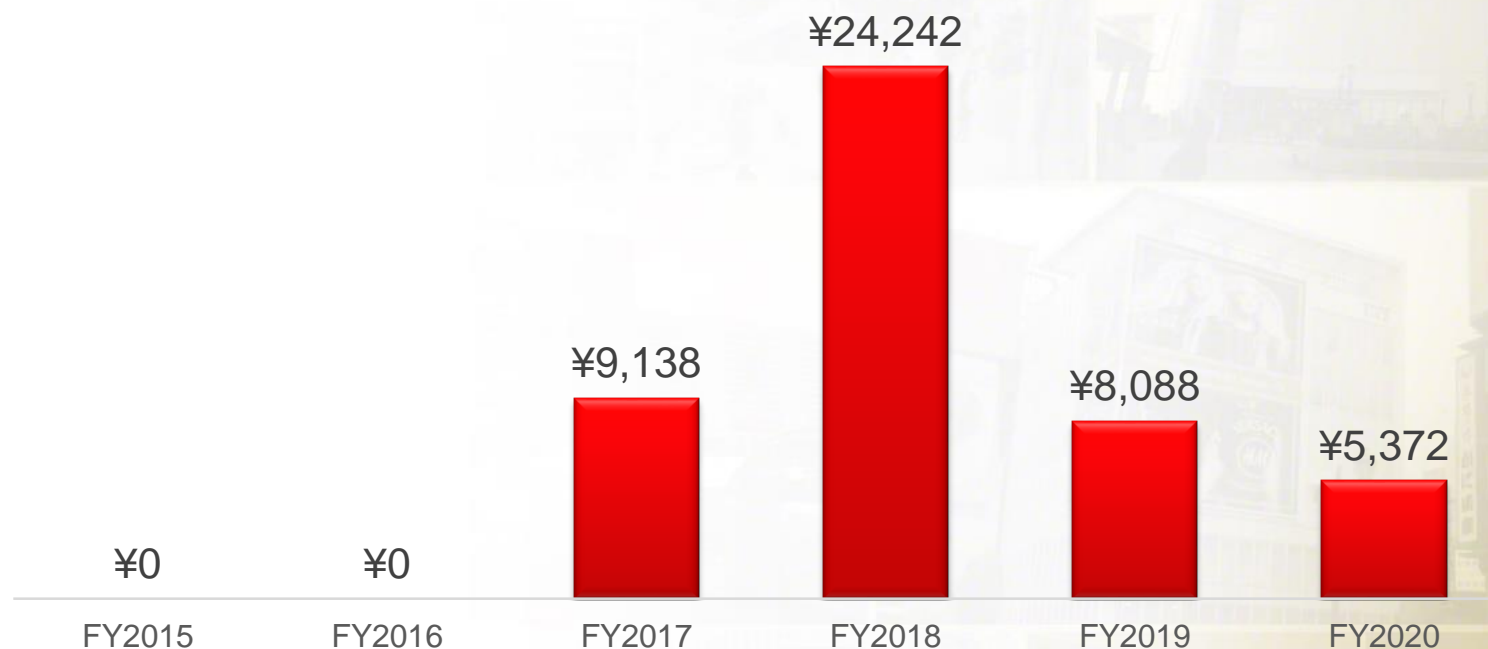


- Gearing reduced to 47.3% due to positive asset revaluations
- Hedged close to 100% of distributions up to 30 June 2017
- Interest rates fixed till maturity for all debts

Debt Maturity Profile

Total Long-term Debt: JPY 46,840 million

Unit: JPY mm



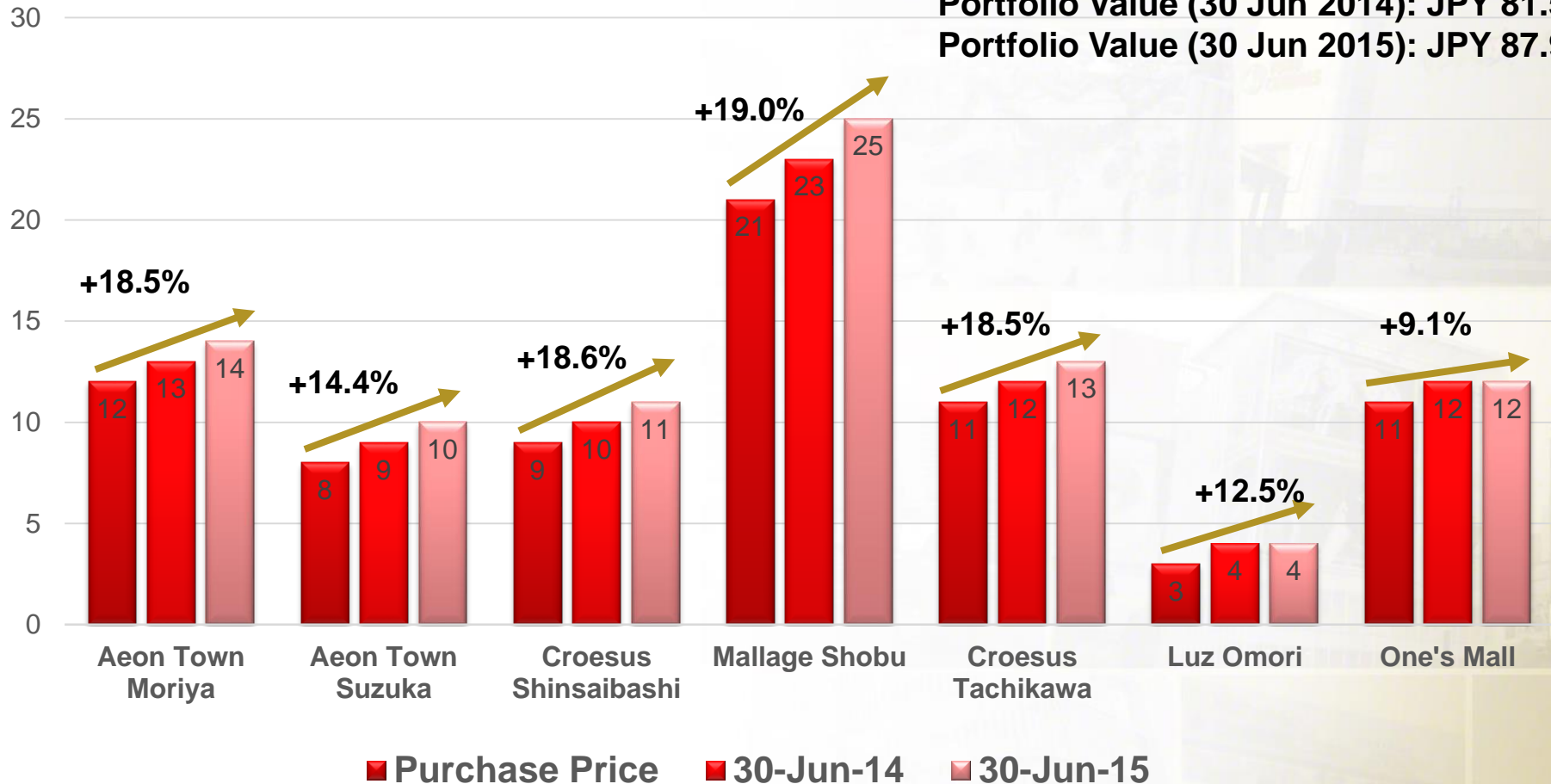
| % of total debt maturing | FY2015 | FY2016 | FY2017 | FY2018 | FY2019 | FY2020 |
|--------------------------|--------|--------|--------|--------|--------|--------|
| | 0% | 0% | 20% | 52% | 17% | 11% |

- Weighted debt maturity as at 30 June 2015 is 2.9 years
- No refinancing requirements until FY2017

Portfolio Valuation Highlights

Valuation (JPY billion)

Total Purchase Price: JPY 75.4B
Portfolio Value (30 Jun 2014): JPY 81.5B
Portfolio Value (30 Jun 2015): JPY 87.9B



- Total portfolio appreciation of 16.5% as at 30 June 2015 when compared to purchase price

Outlook for FY2016

- Stable and robust cash flows
 - Pure fixed rent¹ constitutes 88.4% of total portfolio gross rental income as at 30 June 2015

- Visible DPU growth drivers and opportunities
 - Mallage Shobu to drive CRT's organic growth
 - Acquisition pipeline in second tier cities with good fundamentals and value

- Rising property prices
 - Positive asset revaluations
 - Reduce gearing levels

- Robust balance sheet and sound capital management
 - DPU fully hedged for FY2016 at JPY85.43 per SGD
 - Fixed interest rates

Objectives for FY2016

| Objective | Drivers and Opportunities | Risks | Mitigating Factors |
|------------------------------|--|--|---|
| DPU growth | <ul style="list-style-type: none"> Visible organic growth contribution from Mallage Shobu Pursue AEI opportunities at One's Mall | <ul style="list-style-type: none"> Weakening of Japan economy | <ul style="list-style-type: none"> Fundamentals seem to be positive Track record of tenants |
| Asset growth | <ul style="list-style-type: none"> Pipeline in suburban areas and value-up targets ROFR assets | <ul style="list-style-type: none"> Cap rate tightening Weakness in capital markets | <ul style="list-style-type: none"> Potential warehousing of assets by Sponsor till market improves |
| Sound capital management | <ul style="list-style-type: none"> Close to 100% of DPU hedged 100% fixed interest rates | | |
| Continued investor awareness | <ul style="list-style-type: none"> Non-deal roadshows, Retail investor days and Corporate days | <ul style="list-style-type: none"> Prolonged market weakness | <ul style="list-style-type: none"> Big pool of potential investors |



Overview

Key Highlights

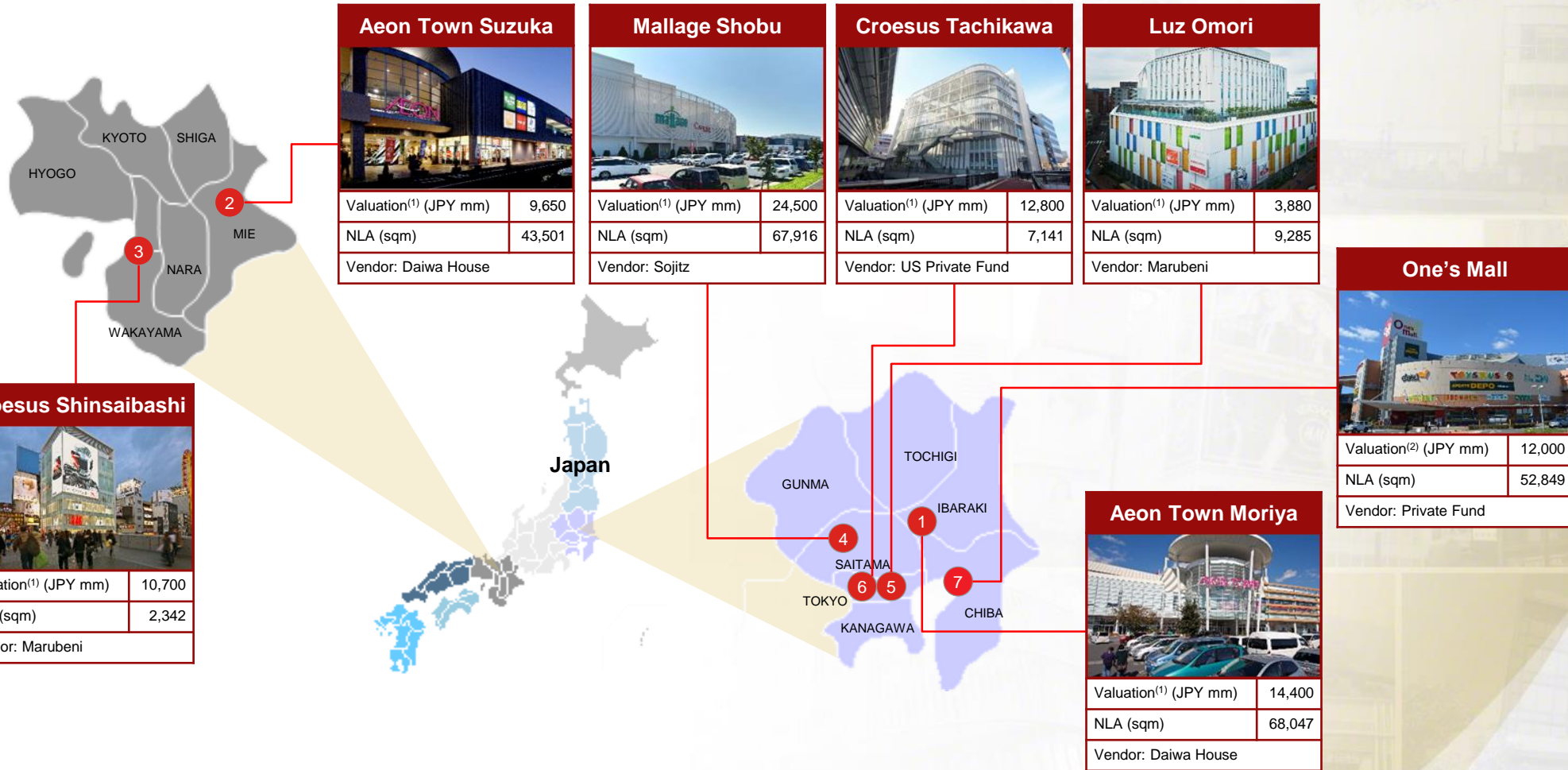
Portfolio Performance

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Portfolio Overview

Portfolio continues to be geographically diversified across Japan, located near major transportation nodes.

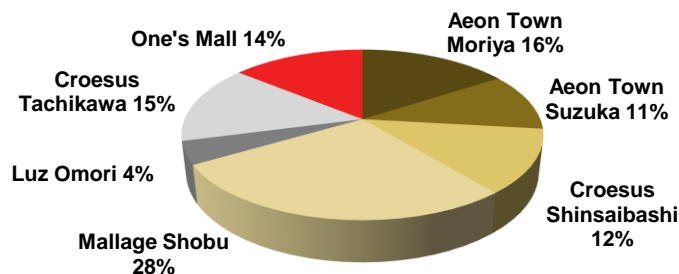


23 (1) Based on valuation by CBRE K.K. ("CBRE") as at 30 June 2015
 (2) Based on valuation by DTZ Debenham Tie Leung K.K. ("DTZ") as at 30 June 2015

Key Information on the Assets

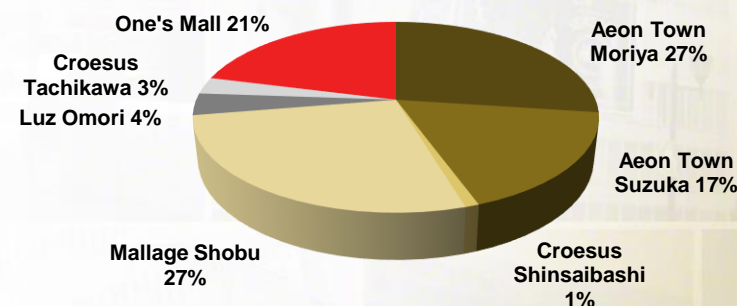
| | City | Number of Tenants ⁽¹⁾ | Age of Building (yrs) ⁽¹⁾ | Leasehold / Freehold | Valuation ⁽²⁾ (JPY mm) | FY2015 Actual NPI (JPY mm) | Purchase Price (JPY mm) | Annualised NPI Yield ⁽³⁾ |
|--|---------|----------------------------------|--------------------------------------|--|-----------------------------------|----------------------------|-------------------------|-------------------------------------|
| Aeon Town Moriya | Ibaraki | 1 master lessee, 111 subtenants | 8.1 | Freehold | 14,400 | 814.6 | 12,154 | 6.7% |
| Aeon Town Suzuka | Mie | 1 master lessee, 39 subtenants | 8.1 | Freehold | 9,650 | 594.6 | 8,439 | 7.0% |
| Croesus Shinsaibashi | Osaka | 4 | 5.8 | Freehold | 10,700 | 458.2 | 9,021 | 5.1% |
| Mallage Shobu | Saitama | 226 | 6.6 | Freehold | 24,500 | 1,453.4 | 20,584 | 7.1% |
| Luz Omori | Tokyo | 29 | 4.4 | Leasehold expiring in July 2059 | 3,880 | 238.2 | 3,450 | 6.9% |
| Croesus Tachikawa⁽⁶⁾ | Tokyo | 10 | 8.0 | Freehold / Leasehold expiring in Dec 2029 ⁽⁴⁾ | 12,800 | 652.5 | 10,800 | 6.0% |
| One's Mall⁽⁷⁾ | Chiba | 53 ⁽⁵⁾ | 14.6 | Freehold | 12,000 | 469.6 | 11,000 | 6.0% |
| Total | | 472 | 8.9 | | 87,930 | 4,681.1 | 75,448 | 6.5% |

Breakdown by Valuation



Total Valuation: JPY 87,930 mm

Breakdown by NLA



Total NLA: 251,080 sqm

(1) As at 30 June 2015.

(2) Based on valuations as at 30 June 2015 conducted by CBRE for all properties (except One's Mall) and One's Mall conducted by DTZ.

(3) Based on annualising the Actual NPI (which comprises of the 365-day period from 1 July 2014 to 30 June 2015 and for the 258-day period from 16 October 2014 to 30 June 2015 for One's Mall, respectively) divided by the purchase price. The annualised NPI yield is for illustrative purposes only and should not be construed as a representation or forecast of the future NPI yield.

(4) Croesus Tachikawa comprises 4 plots of amalgamated land. 3 parcels are freehold and owned by CRT, while 1 parcel is leasehold with an expiry in Dec 2029.

(5) Daiei, one of the key tenants at One's Mall, further subleases to 22 subtenants.

(6) Name change from NIS Wave I to Croesus Tachikawa effective 1 February 2015.

(7) Acquisition of One's Mall was completed on 16 October 2014.

Balanced Portfolio Contributing to Stable Income and Sustainable Growth

Each of the properties is strategically located within its submarket, being directly connected via major transportation nodes.

| | FY2015 NPI % | Occupancy (¹) | WALE by NLA (¹) (yrs) | Lease Expiry Profile | | Connectivity | | Key Tenants / Sub tenants |
|--|--------------------|-------------------------------|--|----------------------|--------|--------------|---------------|--|
| | | | | FY2016 | FY2017 | By Train | By Major Road | |
| Aeon Town Moriya | 17% | 100% | 12.0 | - | - | ✓ | ✓ | Aeon Cinema, Sports DEPO, Food Square Kasumi, Futaba-Tosho, Uniqlo, Nojima, Aeon Bike, MUJI |
| Aeon Town Suzuka | 13% | 100% | 12.0 | - | - | ✓ | ✓ | Kahma Home Centre, APINA, Nitori, Hana-Shobu, Uniqlo, Seria, G.U. |
| Croesus Shinsaibashi | 10% | 100% | 6.7 | - | 0.4% | ✓ | ✓ | H&M |
| Mallage Shobu | 31% | 98.1% | 5.8 | 3.0% | 2.0% | ✓ | ✓ | Nafco, 109 Cinemas, Himaraya, York Mart, Nojima, Toys 'R' Us, Academia, Sanki, Play Land, Uniqlo, MUJI |
| Luz Omori | 5% | 96.8% | 15.3 | 0.7% | 0.6% | ✓ | ✓ | Ota ward, Docomo, Daiso |
| Croesus Tachikawa⁽²⁾ | 14% | 100% | 3.5 | 3.8% | - | ✓ | ✓ | NEXUS Holdings, Sumitomo Mitsui Trust Bank |
| One's Mall | 10% ⁽³⁾ | 99.6% | 4.9 | 2.5% | 0.1% | ✓ | ✓ | Daiei, Central Sports, Toys 'R' Us, Nitori, Sports DEPO, Tam Tam |

30% of NPI secured through master leases with high quality tenant (Aeon Town)

Approximately 100% occupancy across all properties

~90% of FY2016 and ~87% of FY2017 rentals have been locked in

Well-connected by train, bus or major roads

Quality tenant base from diversified trade sectors

(1) As at 30 June 2015.

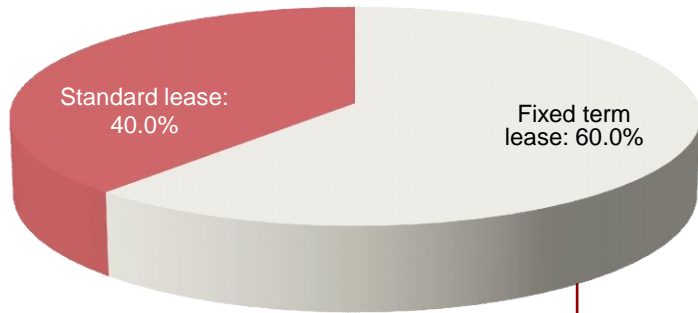
(2) Name change from NIS Wave I to Croesus Tachikawa effective 1 February 2015.

(3) Based on actual percentage contribution from the period from 16 October 2014 to 30 June 2015.

Favourable Lease Profile

A substantial portion of CRT's Gross Rental Income is derived from leases structured as Fixed Term Leases, giving it greater flexibility to adjust rentals / tenant composition, or variable rent, allowing it to share any income upside with its tenants.

% of Gross Rental Income from Fixed Term Leases⁽²⁾



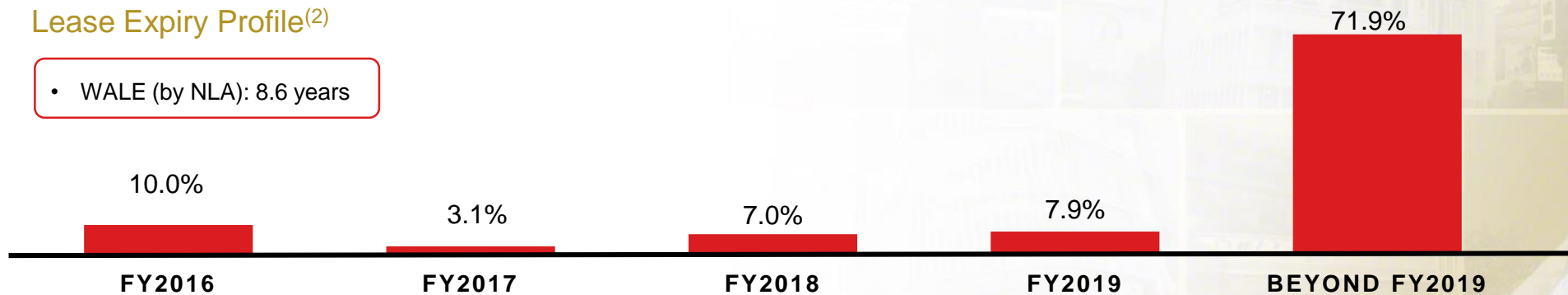
- Greater flexibility in adjusting rental income and tenant composition upon expiry of lease
- Shorter lease tenure (typically 3 – 5 years)

Growth in Gross Rental Income from Variable Rent⁽¹⁾

- Among the properties, Croesus Shinsaibashi, Luz Omori, Mallage Shobu and One's Mall have leases with variable rent components
- As of 30 June 2015⁽³⁾ 33.4% of gross rental income of the portfolio had a variable rent component
- Of total variable rent, the variable portion is 11.6% and 21.8% is guaranteed minimum base rent. Therefore, pure fixed rent constitutes 88.4% of total portfolio gross rental income

Lease Expiry Profile⁽²⁾

- WALE (by NLA): 8.6 years



(1) Variable rent figures mentioned included guaranteed minimum rent.

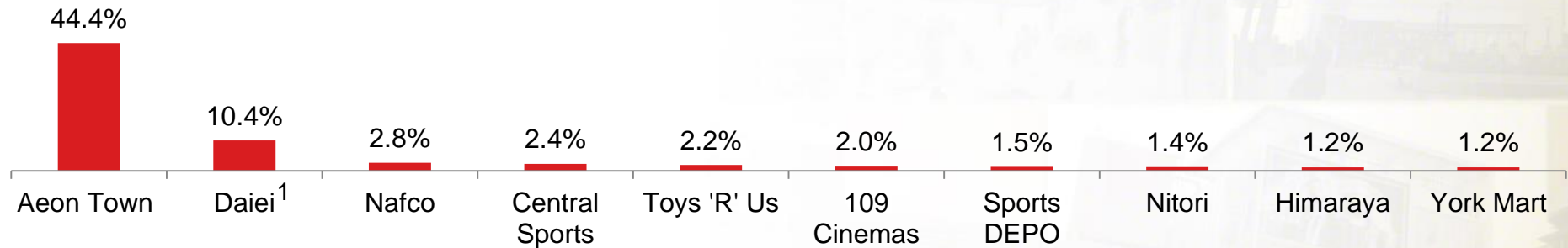
(2) By Gross Rental Income for the month of June 2015.

(3) From 1 July 2014 to 30 June 2015.

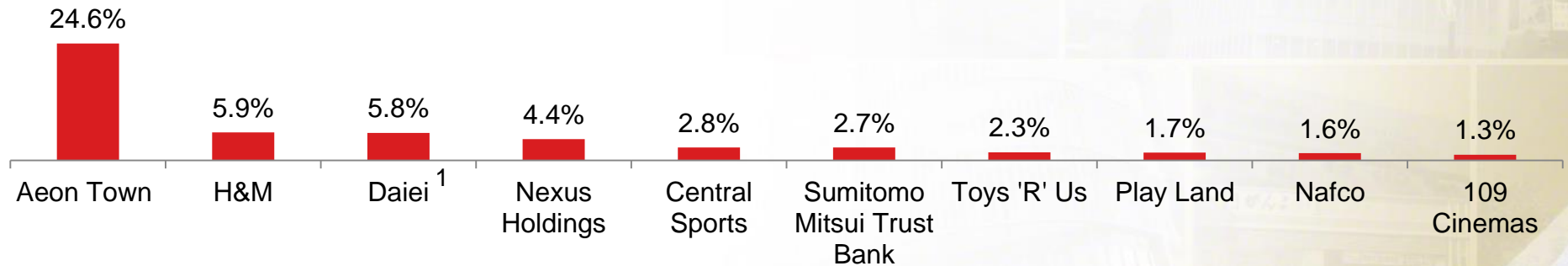
Top Ten Tenants of CRT

Diversification of CRT's tenant base achieved post recent acquisitions with addition of new anchor tenants

Top 10 Tenants by NLA (As at 30 June 2015)



Top 10 Tenants by Gross Rental Income (For the month of June 2015)



(1) Daiei is a fully owned subsidiary of Aeon Co. Ltd.

New Shop Openings during 4Q FY2015



Mallage Shobu: Kurashiki Coffee



Mallage Shobu: Bistro 309



One's Mall: Arumado Cafe



Mallage Shobu: Majestic Legon



Mallage Shobu: Toys R Us



One's Mall: Craft Park

Mallage Shobu – Marketing & Promotional Activities

21 June 2015 Morohoshi Kazumi Concert



10 May 2015 Maggy Talk Show



Mallage Shobu – Tenant Replacements

Significant movement in tenant composition with tenant renewal exercise for 155 out of 242 leases during FY2015

- Introduction of 69 new brands, 28 refreshed store transfers and 58 renewed leases
- Positive rental uplifts anticipated for new leases
- Family-friendly improvement works to restrooms, nursing rooms and rest areas, as well as improved LED lighting facilities
- Recent additions of new tenants such Toys R Us, Kurashiki Coffee and Majestic Legon (women's apparel and fashion)

5 April 2015 Photo taking with Ultraman





Overview

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4Q Financial Highlights – 1 April 2015 to 30 June 2015

| | 1 Apr 2015 to 30 June 2015 (Actual) | 1 Apr 2014 to 30 June 2014 (Actual) | Variance % | 1 Apr 2015 to 30 June 2015 (Forecast) | Variance % |
|--|---|---|------------|---|------------|
| Income Available for Distribution (¥'000) | 876,698 | 707,402 | 23.9% | 639,961 ⁽¹⁾ | 37.0% |
| Distribution Per Unit ('DPU') (Singapore cents)⁽⁴⁾ | 2.02 | 2.00 | 1.0% | 1.87 ⁽¹⁾ | 8.0% |
| Historical Annualised DPU (Singapore cents)⁽²⁾ | 8.10 | 8.02 | | 7.49 ⁽⁵⁾ | |
| Historical Annualised Distribution Yield⁽³⁾ | | | | | |
| @ S\$0.93 per unit (IPO Price) | 8.7% | 8.6% | | 8.1% | |
| @ S\$0.935 per unit (closing price on 30 June 2015) | 8.7% | 8.6% | | 8.0% | |

(1) The Forecast figures are derived from the forecast figures for Projection Year 2015 in the Prospectus and prorated to 91 days for the period from 1 April 2015 to 30 June 2015 (based on a 365-day financial year). The Forecast figures are only in respect of the Initial Portfolio and do not include Croesus Tachikawa, Luz Omori and One's Mall.

(2) The historical annualised DPU is calculated by dividing the DPU for the period from 1 April to 30 June by 91 days and multiplying the result by 365 days (the "Historical Annualised DPU"). The Historical Annualised DPU is for illustrative purposes only and should not be construed as a representation of the future DPU or a forecast of the future DPU.

(3) The historical annualised distribution yield is calculated by dividing the Historical Annualised DPU by the respective unit price (in Singapore cents). The historical annualised distribution yield is for illustrative purposes only and should not be construed as a representation of the future distribution yield or a forecast of the future distribution yield.

(4) CRT had entered into forward foreign currency exchange contracts to hedge the currency risk on distributions to the unitholders of CRT ("Unitholders"). The DPU for the period from 1 April 2015 to 30 June 2015 is computed based on an average exchange rate of JPY83.22 per SGD. The average exchange rate takes into consideration the forward currency contract rate and spot rate at the end of the period.

(5) This is the DPU forecast for Projection Year 2015, as reflected in the Prospectus.

YTD Financial Highlights – 1 July 2014 to 30 June 2015

| | 1 July 2014 to 30 June 2015 (Actual) | 1 July 2013 to 30 June 2014 (Actual) ⁽³⁾ | Variance % | 1 July 2014 to 30 June 2015 (Forecast) | Variance % |
|--|--|---|------------|--|------------|
| Income Available for Distribution (¥'000) | 3,358,177 | 2,783,205 | 20.7% | 2,566,878 ⁽¹⁾ | 30.8% |
| Distribution Per Unit ('DPU') (Singapore cents)⁽⁴⁾ | 8.08 | 7.86 | 2.8% | 7.49 ⁽⁵⁾ | 7.9% |
| Historical Annualised Distribution Yield⁽²⁾ | | | | | |
| @ S\$0.93 per unit (IPO Price) | 8.7% | 8.5% | | 8.1% | |
| @ S\$0.935 per unit (closing price on 30 June 2015) | 8.6% | 8.4% | | 8.0% | |

- (1) The Forecast figures are derived from the forecast figures for Projection Year 2015 in the Prospectus. The Forecast figures are only in respect of the Initial Portfolio and do not include Croesus Tachikawa, Luz Omori and One's Mall.
- (2) The historical annualised distribution yield is calculated by dividing the DPU by the respective unit price (in Singapore cents). The historical annualised distribution yield is for illustrative purposes only and should not be construed as a representation of the future distribution yield or a forecast of the future distribution yield.
- (3) For a more meaningful comparison, the results from 1 July 2013 to 30 June 2014 (which are prorated to 365 days based on the actual results for the 417-day period from 10 May 2013 to 30 June 2014) are presented as the comparative period for the period from 1 July 2014 to 30 June 2015.
- (4) CRT had entered into forward foreign currency exchange contracts to hedge the currency risk for distributions to the unitholders of CRT ("Unitholders"). The DPU for the period from 1 July 2014 to 30 June 2015 is computed based on an average exchange rate of JPY83.06 per SGD. The average exchange rate takes into consideration the forward currency contract rate and spot rate at the end of the period.
- (5) This is the DPU forecast for Projection Year 2015, as reflected in the Prospectus.

4Q FY2015 DPU 8.0% Above Quarterly Year-on-Year Forecast



| (JPY'000) | 4Q FY2015 Actual | 4Q FY2014 Actual | Variance % | 4Q FY2015 Forecast | Variance % |
|---|------------------|------------------|--------------|--------------------|--------------|
| Gross Revenue | 1,988,593 | 1,584,424 | 25.5% | 1,266,908 | 57.0% |
| Less: Property Operating Expenses | (782,981) | (564,633) | 38.7% | (446,841) | 75.2% |
| Net Property Income | 1,205,612 | 1,019,791 | 18.2% | 820,067 | 47.0% |
| Trustee-Manager's Fees ⁽¹⁾ | (161,326) | (148,007) | 9.0% | (110,120) | 46.5% |
| Finance Costs | (260,062) | (232,171) | 12.0% | (109,395) | 138% |
| Other Trust Expenses ⁽⁴⁾ | (16,465) | (61,313) | (73.1)% | (32,025) | (48.6)% |
| Profit before changes in Fair Value and Tax | 767,759 | 578,300 | 32.8% | 568,527 | 35.0% |
| Net Change in Fair Value of Investment Properties/ Financial Instruments ⁽²⁾ | 6,263,139 | 1,928,870 | 225% | 0 | N/A |
| Income Tax Expenses ⁽⁴⁾ | (1,358,004) | (676,373) | 101% | (63,940) | 2024% |
| Profit after Tax | 5,672,894 | 1,830,797 | 210% | 504,587 | 1024% |
| Distribution Adjustments ⁽³⁾ | (4,796,196) | (1,123,395) | 327% | 135,374 | (3,643)% |
| Income Available for Distribution | 876,698 | 707,402 | 23.9% | 639,961 | 37.0% |
| Distribution per Unit (Singapore cents) | 2.02 | 2.00 | 1.0% | 1.87 | 8.0% |

(1) Includes Japan Asset Manager's fees.

(2) Net sum between the fair value gain on investment properties which arose from unrealised gains on revaluation of the investment properties of the CRT Group and the fair value losses/ gains on financial instruments which arose from mark to market of forward currency contracts (in accordance with FRS 39) used to hedge distributions.

(3) Adjustments include Trustee-Manager's fees paid/ payable in units, amortization of upfront costs, amortization of prepaid property tax, fair value gains on investment properties net of tax, fair value losses/ gains on derivative financial instruments, deferred tax expenses and others.

33 (4) Reclassification of JPY3,376,931 of business scale taxes from the forecast income tax expenses to forecast other trust expenses were made to be consistent with the actual accounts. Other trust expenses comprise of finance income, other administrative expenses, other trust expenses and foreign exchange gains/ losses.

YTD FY2015 Distribution Per Unit 7.9% Above Forecast

| (JPY'000) | FY2015 Actual | FY2014 Actual ⁽⁵⁾ | Variance % | FY2015 Forecast | Variance % |
|---|------------------|------------------------------|--------------|------------------|--------------|
| Gross Revenue | 7,635,403 | 5,480,450 | 39.3% | 5,081,556 | 50.3% |
| Less: Property Operating Expenses | (2,954,282) | (1,954,007) | 51.2% | (1,792,278) | 64.8% |
| Net Property Income | 4,681,121 | 3,526,443 | 32.7% | 3,289,278 | 42.3% |
| Trustee-Manager's Fees ⁽¹⁾ | (634,560) | (494,989) | 28.2% | (441,692) | 43.7% |
| Finance Costs | (1,004,177) | (618,938) | 62.2% | (438,781) | 129% |
| Other Trust Expenses ⁽⁴⁾ | (82,365) | (172,283) | (52.2)% | (128,450) | (35.9)% |
| Profit before changes in Fair Value and Tax | 2,960,019 | 2,240,233 | 32.1% | 2,280,355 | 29.8% |
| Net Change in Fair Value of Investment Properties/ Financial Instruments ⁽²⁾ | 6,706,388 | 3,312,092 | 102% | 0 | N/A |
| Income Tax Expenses ⁽⁴⁾ | (2,087,315) | (1,357,417) | 53.8% | (256,463) | 714% |
| Profit after Tax | 7,579,092 | 4,194,908 | 80.7% | 2,023,892 | 274% |
| Distribution Adjustments ⁽³⁾ | (4,220,915) | (1,411,703) | 199% | 542,986 | (877)% |
| Income Available for Distribution | 3,358,177 | 2,783,205 | 20.7% | 2,566,878 | 30.8% |
| Distribution per Unit (Singapore cents) | 8.08 | 7.86 | 2.8% | 7.49 | 7.9% |

(1) Includes Japan Asset Manager's fees.

(2) Net sum between the fair value gain on investment properties which arose from unrealised gains on revaluation of the investment properties of the CRT Group and the fair value losses/ gains on financial instruments which arose from mark to market of forward currency contracts (in accordance with FRS 39) used to hedge distributions.

(3) Adjustments include Trustee-Manager's fees paid/ payable in units, amortization of upfront costs, amortization of prepaid property tax, fair value gains on investment properties net of tax, fair value losses/ gains on derivative financial instruments, deferred tax expenses and others.

(4) Reclassification of JPY13,544,832 of business scale taxes from the forecast income tax expenses to forecast other trust expenses were made to be consistent with the actual accounts. Other trust expenses comprise of finance income, other administrative expenses, other trust expenses and foreign exchange gains/ losses.

34 (5) For a more meaningful comparison, the results from 1 July 2013 to 30 June 2014 (which are prorated to 365 days based on the actual results for the 417-day period from 10 May 2013 to 30 June 2014) are presented as the comparative period for the period from 1 July 2014 to 30 June 2015.

Appreciation in Portfolio Valuation by 7.9% as at 30 June 2015



| | Valuation (JPY mm) as at 30 June 2015 ⁽²⁾ | Discount Rate (%) | Terminal Cap Rate (%) | Prior Valuation ⁽¹⁾ (JPY mm) | Change in Valuation (%) | Purchase Price (JPY mm) |
|------------------------|--|-------------------|-----------------------|---|-------------------------|-------------------------|
| Aeon Town Moriya | 14,400 | 5.4% | 5.7% | 13,000 | +10.8% | 12,154 |
| Aeon Town Suzuka | 9,650 | 5.8% | 6.1% | 8,970 | +7.6% | 8,439 |
| Croesus Shinsaibashi | 10,700 | 3.8% | 4.1% | 9,940 | +7.6% | 9,021 |
| Mallage Shobu | 24,500 | 5.7% | 6.0% | 22,700 | +7.9% | 20,584 |
| Croesus Tachikawa | 12,800 | 4.5% | 4.9% | 11,700 | +9.4% | 10,800 |
| Luz Omori | 3,880 | 4.8% | 5.0% | 3,560 | +9.0% | 3,450 |
| One's Mall | 12,000 | 5.3% | 5.6% | 11,600 | +3.4% | 11,000 |
| Total Portfolio | 87,930 | | | 81,470 | +7.9% | 75,448 |

(1) Valuations by independent valuer, DTZ, as at 30 June 2014 (see announcement dated 28 August 2014 for further details) for all properties except One's Mall and as at 31 July 2014 for One's Mall.

(2) Valuation as at 30 June 2015 by independent valuer, CBRE, for all properties except One's Mall and by DTZ for One's Mall (see announcement dated 15 July 2015 for further details).

Balance Sheet

| (JPY'000) | Actual as at 30 June 2015 | Actual as at 30 June 2014 |
|--|------------------------------|------------------------------|
| Investment Properties | 87,930,000 | 69,881,664 |
| Other Non-current Assets | 5,062,870 | 2,323,383 |
| Current Assets | 7,408,083 | 6,346,037 |
| Total Assets | 100,400,953 | 78,551,084 |
| Loans and Borrowings (long-term) | 46,840,340 | 40,244,092 |
| Other Non-current Liabilities | 7,193,783 | 3,989,538 |
| Current Liabilities | 2,780,668 | 1,923,920 |
| Net Assets | 43,586,162 | 32,393,534 |
| Number of Units Issued and to be issued ⁽¹⁾ | 519,193,989 | 431,438,000 |
| Net Asset Value (“NAV”) per Unit (JPY) | 83.95 | 75.08 |

(1) The number of units issued and to be issued as at 30 June 2015 consists of a) the number of units in issue as at 30 June 2015 of 517,513,989; and b) the estimated number of units to be issued to the Trustee-Manager as partial satisfaction of Trustee-Manager’s fees payable for the period from 1 April 2015 to 30 June 2015 of 1,680,000.**

** As provided for in the trust deed dated 7 May 2012 constituting CRT as amended (the “Trust Deed”), the price of the units issued shall be computed based on the volume weighted average price of a unit for the period of ten business days immediately preceding the relevant business day of the issue of such units.

Key Financial Indicators



| | Actual as at 30 June 2015 | Actual as at 30 June 2014 |
|--|------------------------------|------------------------------|
| Gearing Ratio | 47.3% | 51.7% |
| Interest Coverage Ratio | 3.8 times | 4.6 times |
| % of Debt Hedged | 100% | 100% |
| Average All-In Cost of Debt⁽¹⁾ | 2.02% | 2.13% |
| Debt Maturity | 2.9 years | 3.7 years |
| Additional Debt Headroom⁽²⁾ | JPY31.9 billion | JPY16.2 billion |

37 (1) Cost of debt excluding professional and other fees incurred during the transaction.
 (2) Calculated based on a leverage limit of 60.0%.

Distribution Details



Distribution Details

| | |
|---------------------|-------------------------------|
| Distribution Period | 1 January 2015 – 30 June 2015 |
| Distribution Amount | 3.92 Singapore cents per unit |

Distribution Timetable

| | |
|-------------------------------|--------------------------------------|
| Notice of Books Closure Date | Wednesday, 26 August 2015 |
| Units Trading Ex-Distribution | 9:00 am, Wednesday, 2 September 2015 |
| Books Closure Date | 5:00 pm, Friday, 4 September 2015 |
| Distribution Payment Date | Monday, 28 September 2015 |



Overview

Key Highlights

Portfolio Performance

Financial Highlights

Outlook

Outlook: Promising Macro-Environment

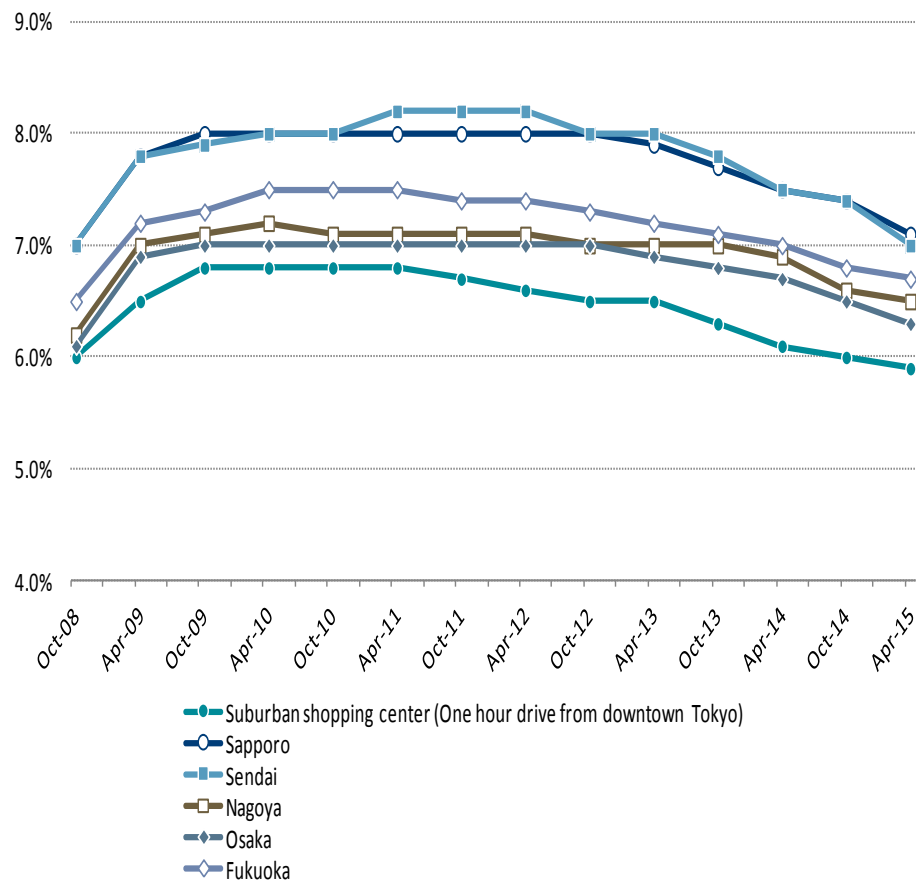
- Promising GDP and Tankan data
 - 1Q 2015 annualised GDP grew 3.9% q/q, which was an upward revision compared to preliminary data due to increased private capex and private inventory investment
 - However, 2Q 2015 annualised GDP contracted by 1.6% q/q due mainly to a slowdown in demand from China, and temporary adverse weather conditions, which hurt exports and private consumption trends
 - Quarterly Tankan index for June 2015 improved to +15 and has shown significant improvement from -8 in March 2013, highlighting increased confidence and optimism for the economy by Japan's top manufacturers
- Improvement in CPI numbers
 - Core consumer prices for the month of June 2015 rose 0.1% on a year-to-year basis, making it the twenty fifth consecutive month of increase
- Increase in property prices seen by recent cap rate compression

Source: Barclays Research Report and the Japan Real Estate Institute

Each of Barclays and the Japan Real Estate Institute has not provided its consent to the inclusion of the information extracted from the relevant report published by it and therefore is not liable for such information. While the Trustee-Manager has taken reasonable actions to ensure that the information from the respective reports published by Barclays and the Japan Real Estate Institute is reproduced in its proper form and context, and that the information is extracted accurately and fairly from such report, neither the Trustee-Manager nor any other party has conducted an independent review of the information contained in such report nor verified the accuracy of the contents of the relevant information.

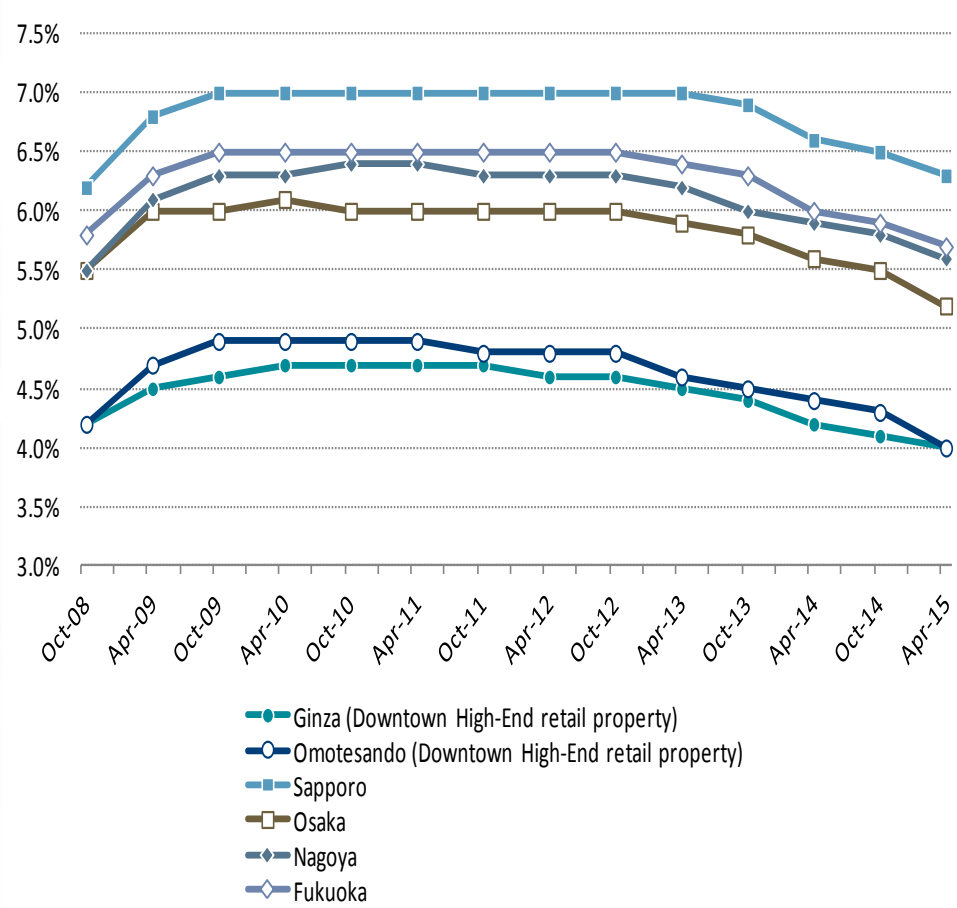
Retail Cap Rate Trends

Suburban Retail Cap Rate Trends



Expected cap rates of suburban shopping centers located one hour drive from Tokyo have shown compression by 90bps to 5.9% compared to the highest point in April 2011 of 6.8%

Prime Retail Cap Rate Trends



Osaka's expected cap rate has recently compressed by 70bps to 5.2% compared to April 2013

Source: Japan Real Estate Institute's Real Estate Investor Survey as at April 2015

Significant Retail deals across Japan (1)

| Property Name | Town/ City | Purchaser | Vendor | Price (JPY Billion) | NOI Cap Rate (%) | Closing Date |
|--|-----------------------------|-------------------------------------|---------------------------|---------------------|------------------|--------------|
| Yodobashi Camera Multimedia Kichijoji | Kichijoji, Tokyo | United Urban Investment (REIT) | Kichijoji YCM Funding | 28.0 | 5.2 | Mar 2013 |
| Kawasaki Lefront | Kawasaki, Kanagawa | Japan Retail Fund Investment (REIT) | MJ Retail Investments One | 30.0 | 6.2 | Oct 2013 |
| G Building Shinsaibashi 03 | Shinsaibashisuji, Osaka | Japan Retail Fund Investment (REIT) | Unique Osaka LLC (RREEF) | 22.3 | 4.3 | Oct 2013 |
| Aeon Lake Town Mori (40%) | Koshigaya, Saitama | Aeon REIT Investment (REIT) | Aeon Retail | 21.1 | 5.6 | Nov 2013 |
| Kobe Kyu Kyoryuchi 25 Bankan (includes hotel) | Kobe, Hyogo | Activia Properties (REIT) | SPC of Tokyu Land | 21.3 | 4.8 | Dec 2013 |
| Valor Suzuka Shopping Center | Suzuka-shi, Mie | Orix J-REIT Inc. (REIT) | Orix Real Estate | 3.2 | 6.3 | April 2014 |
| Inage Kaigan Building | Mihama-ku, Chiba-shi, Chiba | Tosei REIT Investment Corporation | Tosei Corporation | 2.38 | 6.2 | Nov 2014 |

Source: DTZ Research & Daiwa Real Estate Market Report Summer 2014/ Spring 2015

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Significant Retail deals across Japan (2)

| Property Name | Town/ City | Purchaser | Vendor | Price (JPY Billion) | NOI Cap Rate (%) | Closing Date |
|--|-------------------------|--|---------------------------------|---------------------|------------------|--------------|
| Shinsaibashi Square | Shinsaibashisuji, Osaka | Frontier Real Estate Investment Corporation (REIT) | Mitsui Real Estate Corporation | 8.62 | 4.1 | Dec 2014 |
| Ichigo Kamata Building | Ota-ku, Tokyo | Ichigo Real Estate Investment Corporation (REIT) | Domestic TMK | 1.40 | 5.1 | Jan 2015 |
| Unicus Ina | Kitaadachi-gun, Saitama | Kenedix Retail REIT Corporation | Mitsui Sumitomo Finance & Lease | 4.38 | 5.2 | Feb 2015 |
| Unicus Yoshikawa | Yoshikawa-shi, Saitama | Kenedix Retail REIT Corporation | P&D Consulting | 3.6 | 5.1 | Feb 2015 |
| Fururu Garden Yachiyo | Yachiyo-shi, Chiba | Kenedix Retail REIT Corporation | JFW Godo Kaisha | 14.85 | 5.2 | Feb 2015 |
| Roseo Mito | Mito-shi, Ibaraki | Kenedix Retail REIT Corporation | Roseo Godo Kaisha | 9.68 | 5.7 | Feb 2015 |
| Mitsui Shopping Park Lalaport Shin-Misato | Misato-shi, Saitama | Frontier Real Estate Investment Corporation (REIT) | Mitsui Real Estate Corporation | 4.74 | 5.0 | April 2015 |

Source: DTZ Research & Daiwa Real Estate Market Report Summer 2014/ Spring 2015

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Partly as a result of nascent Chinese buying, Tokyo apartment prices have reached the highest levels since the early 1990s, up 11 per cent over two years. PHOTO: BLOOMBERG

Chinese ven for Japan property pushes up prices

Depreciating Japanese currency and 2020 Tokyo Olympics boost country's appeal

TOKYO • The trend has already hit Sydney, Vancouver and cities in the United States. Now it is happening in Japan, but heads of real estate buyers from China are coming in, buying up homes and positing prices higher.

Real estate agencies in Beijing are organizing twice monthly tours to Tokyo and Osaka, where 40 Chinese at a time come for three day property shopping trips, seeking safe places to invest their cash abroad.

They are being prompted by the yen's decline to 20-year lows and excitement over the 2020 Tokyo Olympics driving prices, as they did Beijing in 2008.

Such tours will soon start from Shanghai.

Partly as a result of nascent Chinese buying, Tokyo apartment prices have reached the highest levels since the early 1990s, up 11 per cent over two years, according to the Real Estate Economic Institute.

"The Chinese have had mainly

been from Taiwan until last year, but that trend has reversed since October as the yen weakened against the dollar, and the 2020 Tokyo Olympics driving prices, as they did Beijing in 2008.

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Partly as a result of nascent Chinese buying, Tokyo apartment prices have reached the highest levels since the early 1990s, up 11 per cent over two years, according to the Real Estate Economic Institute.

"The Chinese have had mainly

to who uses the messaging application WeChat to reach thousands of potential customers in China.

Her transaction volume exclusively for mainlanders buying in Tokyo has tripled over the past six months, Mr. Song said.

Demand is so strong that some developers have put a quota on the number of new apartments sold to foreigners, said Mr. Kenji Ito, Tokyo-based managing director at Sire Realty, a Taiwanese brokerage with offices in Tokyo.

Japan's sluggish economy caused price gains in Tokyo to trail those in other urban centres such as Hong Kong, London and Hong Kong since the 2008 global credit crisis. Buying in China, which

Japan's Q1 growth revised to 3.9% on increased capex

Some analysts see signs of economic recovery but others point to rising import costs, low domestic consumption

By Anthony Rowley
@anthonyrowley

TOKYO JAPAN'S gross domestic product (GDP) rose 3.9% in the first quarter of 2014, revised from 3.7% in the previous quarter, but that was mostly due to a temporary increase in the value of exports, according to the Cabinet Office, which said the rise was mainly due to the world's largest export, autos, according to some analysts.

An upgrade of the contribution made to economic growth in the first quarter since the official revision of growth to an annualised 3.9 per cent came from an initially estimated 2.4 per cent.

Optimism was tempered, however, by reports that GDP growth may have slackened again since the end of March, while the vertical component of the index rose only 0.1 per cent over the period.

Private consumption, accounting for 50% of Japan's GDP, rose only 0.4 per cent, unchanged from the initial data. It is a sign households were cautious about spending on the back of sluggish wage growth.



The downward revision of the country's economic numbers is being made in light of the temporary slowing of the economy, China's ongoing slowdown and uncertainties caused by the Greek debt crisis. PHOTO: AFP

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As a later reading, BOJ governor Haruhiko Kuroda said he would not change the bank's aim of achieving and maintaining 2 per cent annual inflation for the next two years.

The BOJ also revised down its forecast for inflation to 1.3 per cent, from 1.5 per cent, and its forecast for the core inflation rate to 1.2 per cent, from 1.4 per cent.

As a later reading, BOJ governor Haruhiko Kuroda said he would not change the bank's aim of achieving and maintaining 2 per cent annual inflation for the next two years.

Japan real wages up for first time in 2 years

TOKYO - Japan's inflation-adjusted wages turned positive in April for the first time in two years, government data showed yesterday, adding momentum to Tokyo's hope that higher pay will spur consumer spending and stave off deflation.

The labour ministry data showed that real wages rose 0.1 per cent, marking the first increase since April 2012, when they rose by 0.4 per cent. Regular pay jumped by 0.5 per cent in April from a year earlier, the labour ministry said.

As on April, the Bank of Japan pushed back the timetable for achieving its 2 per cent inflation target by about one year, but held off from expanding it as already massive stimulus programs.

Also yesterday, Mr Abe's government sought to assure the Japanese public their position was not at risk after a big leak.

Japan Pension Service staff computers were improperly accessed by an email virus, its president said on Monday. The breach led to the leak of 1.5 million names of personal data including names, identification numbers, birth dates and addresses.

"We will make every effort to keep this from causing inconvenience to those whose data was leaked and to prevent the issue and take preventive measures," said Mr Aki's top aide, Chief Cabinet Secretary Yoshihide Suga.

Price of plot of land in Tokyo hits 22-year high

TOKYO JAPAN'S priciest plot of land hit a 22-year high even as nationwide prices notched a seven-year slide, widening the divide between major cities and the outlying regions, a government survey showed on Wednesday.

A block in Tokyo's Ginza district containing the posh Kiyuodo stationery shop rose 14 per cent last year to 27 million yen (\$296,000) a square metre, the highest for any plot in Japan since 1993, the survey by the National Tax Agency showed.

But average land prices nationwide slipped for the seventh consecutive year, in contrast to Japan's asset inflated bubble that started in the late 1980s when land prices nationwide were boosted by speculative investments.

Early indications of a bubble are strengthening in the most expensive areas," said Takashi Ishizawa, senior analyst at Mizuho Securities.

On the other hand, regions with falling populations likely won't see their land prices rising again. Tokyo is growing at the expense of the declining regional economies.

"Tokyo could rise further as foreign investors with plentiful capital keep looking for investment opportunities in the nation's capital while borrowing costs are low, Japan's market is already crowded with large foreign investors such as

Japan consumption rebounds, offers some relief to BOJ

"Consumption is recovering, but the momentum isn't strong. Inflation prices are good news for the BOJ in terms of achieving its price target. But if they aren't driven by strong demand and are mostly for food prices, that may hit consumption," said Mr Yoshihiko Kishida, chief economist at Meiji Yasuda Life Insurance.

The BOJ hopes wage rises will broaden and boost consumption, but making up for soft exports dragging on growth. Many policymakers are

"Rises in wages are limited and the momentum isn't strong. Inflation prices are good news for the BOJ in terms of achieving its price target. But if they aren't driven by strong demand and are mostly for food prices, that may hit consumption," said Mr Yoshihiko Kishida, chief economist at Meiji Yasuda Life Insurance.

The BOJ hopes wage rises will broaden and boost consumption, but making up for soft exports dragging on growth. Many policymakers are

Wealth funds turning to Tokyo property as land prices continue to rise

TOKYO GLOBAL wealth funds are moving to Tokyo as the Japanese real estate market shows signs of recovery. The Japanese capital, one of the highest performing markets in the world, is attracting investors, including Singapore's sovereign wealth fund, GIC, for example, which is looking to set up offices in Japan.

There is quite a lot of movement to make use of the theoretical of Japanese real estate in global portfolios, Mr Ito said.

Last year, Japan's three largest metropolitan areas (Tokyo, Osaka and Kyoto) were the most attractive for foreign investors, according to a report by the Bank of Japan (BOJ) published last month.

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Tokyo trims growth outlook for fiscal 2015

It says GDP will rise 1.7 per cent instead of 2 per cent; consumer price inflation will be 1.1 per cent, not 2 per cent

By Anthony Rowley
@anthonyrowley

TOKYO THE BANK OF JAPAN (BOJ) on Wednesday revised down its growth outlook for the country's economic growth for fiscal 2015, in light of global developments such as the temporary slowing of the US economy, the ongoing deflation in China and economic troubles caused by the Greek debt crisis.

After the regular monthly meeting of the Policy Board, the BOJ issued a statement announcing that Japan's gross domestic product (GDP) will rise by 1.7 per cent in fiscal 2015 (ending in March 2015), rather than the 2 per cent forecast by the bank in a report last year.

The BOJ also revised down its forecast for inflation to 1.1 per cent, from 2 per cent, and its forecast for the core inflation rate to 1.2 per cent, from 1.4 per cent.

As a later reading, BOJ governor Haruhiko Kuroda said he would not change the bank's aim of achieving and maintaining 2 per cent annual inflation for the next two years.



The downward revision of the country's economic numbers is being made in light of the temporary slowing of the economy, China's ongoing slowdown and uncertainties caused by the Greek debt crisis. PHOTO: AFP

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Weak yen to keep output in Japan up

By Anthony Rowley
@anthonyrowley

TOKYO CHIEF executive Carlos Ghosn at Japan's Nissan Motor Corp has declared that his company will step up production in Mexico and other locations outside

at that time while Toyota Motor Corp, Asia's biggest car maker, told parts suppliers to slash prices or risk being replaced by overseas rivals.

Nissan then shifted substantial amounts of vehicle production to Mexico and other locations outside

per cent within the next three years, for 42 per cent at present.

"Right now, we have spare capacity at home because we gradually moved production overseas," said Mr Mitara, referring primarily to cameras and photocopiers. Canon cut back

GIC sinks US\$1.7b into Tokyo space

By Michelle Quah
@michellequah

SINGAPORE sovereign wealth fund GIC is sinking what some have estimated to be in the region of US\$1.7 billion (S\$2.2 billion) into one of Tokyo's most prime office spaces.

The investment firm said it is taking up the entire office component of Pacific Century Place Marunouchi, located next to Tokyo Station and a stone's throw from the Ginza shopping district.

The office portion consists of the 8th to 31st floors of the building, and has a gross floor area of 38,840 sqm of net lettable area. The lower floors - not part of the transaction - are taken up by Four Seasons Hotel Tokyo and retail space.

GIC did not reveal how much it paid for the office block, but Reuters reported on Aug 25 that Secured Capital Investment Management Co, which GIC said it bought the property from, was putting it up for sale at more than US\$1.7 billion.

Secured Capital - part of Asian private equity firm PAG - bought the property in 2009 for about 144 billion yen (US\$1.4 billion). Reuters quoted unnamed sources close to the deal as saying that Secured Capital was seeking

to buy the entire office component of Pacific Century Place Marunouchi, next to Tokyo Station

appreciation over the long term," said Lee Kok Sun, co-head of Asia, GIC Real Estate.

Pacific Century Place Marunouchi is located in Tokyo's Chiyoda ward, which has some of the country's highest rents and lowest vacancy rates. Most of the other properties in the area are owned by Mitsubishi Estate Co, Japan's leading developer.

should drive capital values higher. Meanwhile, CBRE Research said in its Q2 2014 global office rent cycle report that rents in Tokyo are on an up-trend.

Mr Lee added: "The attractions of the property are its prime location, superior building quality, and quality tenants. This investment demonstrates our confidence in Japan and, specifically, the Tokyo office market over the long run."

Pacific Century Place Marunouchi counts among its tenants Shell Japan, BHP Billiton Japan, Deloitte, Touche Tomhatsu and Verizon Japan.

The Business Times understands that the current vacancy rate for the building is in the low single-digit range. JLL's report said that the overall vacancy rate for Tokyo's office space was "stable at 3.7 per cent in Q2 2014."

Pacific Century Place Marunouchi was built by Hong Kong tycoon Richard Li's Pacific Century Group and completed in 2011. The group then sold it for 200 billion yen in 2006 to K&F Davinci Holdings, a Japan-based company primarily engaged in the property investment advisory business. K&F Davinci then sold it to Secured Capital.

Reuters had also reported in August that Goldman Sachs Asset Management was a final bidder for Pacific Century Place Marunouchi with a possible offer of some 165 billion yen, competing against at least two other unnamed investors.

GIC's first investment in Japan dates back to 1997. Earlier this year, it was looking to buy Meguro Gajoen, a complex of office properties and retail facilities in Tokyo, but backed off from the deal due to a legal dispute.

Japan consumption rebounds, offers some relief to BOJ

The rebound offers some relief to the Bank of Japan (BOJ), which has expressed concerns about the slow pick-up in consumption after last year's sales tax hike pinched household budgets.

However, a steady rise in food prices, driven mostly by higher import costs from a weak yen, underscores a dilemma faced by the central bank as it tries to accelerate demand-side inflation without scaring consumers away from shopping.

Core consumer inflation rose just 0.1 per cent in the year to May, as the effect of last year's oil price rout lingered. Though better than forecasts of a flat reading, the data highlighted how far the BOJ is from hitting its price target.

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4.8% RISE IN HOUSEHOLD SPENDING

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Weak yen to keep output in Japan up

By Anthony Rowley
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TOKYO CHIEF executive Carlos Ghosn at Japan's Nissan Motor Corp has declared that his company will step up production in Mexico and other locations outside

at that time while Toyota Motor Corp, Asia's biggest car maker, told parts suppliers to slash prices or risk being replaced by overseas rivals.

Nissan then shifted substantial amounts of vehicle production to Mexico and other locations outside

per cent within the next three years, for 42 per cent at present.

"Right now, we have spare capacity at home because we gradually moved production overseas," said Mr Mitara, referring primarily to cameras and photocopiers. Canon cut back



Media Coverage in Singapore

Croesus Retail Trust bets on Japan retail recovery after acquisition-led growth

Drive about two hours northwest out of central Tokyo, and the metal and glass towers give way to grey industrial blocks, farmland and clusters of low houses with traditional tiled roofs. Eventually, a vast complex comes into view. The building has familiar fashion and household brands emblazoned on its walls and is surrounded by a parking lot for more than 7,000 vehicles.

Mallage Shobu, a shopping mall in a suburban, almost rural part of Kaitai city in Greater Tokyo, caters for 150,000 to 200,000 people living within a 10 to 15km radius. It is part of a portfolio of seven shopping centres owned by Croesus Retail Trust (CRT), and is the launchpad for the trust's next phase of growth.

"Mallage Shobu is one of the most interesting stories in the Japanese retail market," says Kyoshi Sato, chief investment officer of CRT. "It was planned and [built] from scratch, [on] vacant land. It was a kind of a desert. So, we have created a city."

The mall appears to have become a destination of sorts for residents in the area. On a recent weekend, it was buzzing. Retro Japanese television character Ultraman made a special appearance while crowds of housewives and young women bopped along to the catchy rhythms of local rapper and hip-hop artist, Seamo.

The festivities were organised to celebrate



Mallage Shobu's recent revamp has allowed CRT to secure more leases with a variable rent component

so that we can capture market upside," he says. "Most of our peers are having difficulty increasing their rents because more than half of their portfolio is composed of master-leased properties, where [large retail groups such as] Aeon have very strong bargaining powers, and

According to Sato, the initial portfolio was to have included two of the three recently acquired assets. The managers decided, however, to keep the portfolio's size smaller owing to market uncertainties. "At the outset, we tried to list nearly \$1 billion in assets, but it was a

monthly meetings are held with tenants to explore ways to improve the mall's performance. Still, with about half of NLA let to Daito and a master lease, Sato acknowledges it is harder to generate more activity through property-wide promotional events.

Increasing variable rents

Indeed, after the initial boost led by acquisitions that is providing much of the growth in FY2015, it remains to be seen how CRT can keep the expansion going. Nearly two-thirds of portfolio is locked in long-term master lease CRT has the option of two right-of-first-refusal (ROFR) assets from its strategic partners Daito and Marubeni. However, Sato says the properties are "not yet quite ready" to be incorporated into the portfolio. Mallage Sag in Kyushu, has technical issues with the leasehold land it stands on, while Kyoto Kawanishi is in the process of replacing tenants.

Sato says CRT has identified a number of other properties to acquire this year. With capitalisation rates outside of Tokyo more attractive at 6% to 6.5%, it is likely that any new additions would be outside of the urban area.

Acquisitions to drive DPU growth for rest of FY2015: CRT

Croesus Retail Trust posts 3% rise in DPU in Q2 FY15, eyes positive rental reversions at Mallage Shobu

By Lynette Khoo
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Singapore

YIELD-accretive acquisitions helped lift the distribution per unit (DPU) at Croesus Retail Trust (CRT) in its fiscal second quarter and fiscal first-half, and they look set to drive DPU growth for the rest of fiscal 2015.

CRT's DPU for the quarter ended Dec 31, 2014 rose 3 per cent from a year ago to 2.08 Singapore cents, the trust-manager of Japanese retail assets said on Wednesday.

Its net property income jumped 48.8 per cent year-on-year to 1.2 billion yen (\$14 million) while gross revenue leapt 51.7 per cent to 1.95 billion yen as it racked up higher rental income.

The rise in DPU was smaller than the 22.7 per cent year-on-year jump



Jeremy Yong (above) says that the accretive impact of acquisitions is beginning to flow into fiscal 2015

Croesus Retail Trust

| | Q2 FY 2015 | Q2 FY 2014 | Y-O-Y % CHANGE |
|-----------------------------|------------|------------|----------------|
| Gross revenue (MILLION YEN) | 1,952 | 1,287 | 51.7 |
| Net property income | 1,199 | 806 | 48.8 |
| D1 | 875 | 713 | 22.7 |
| DPU (\$ c) | 2.08 | 2.02 | |

said the co-founder of CRT's sponsor Croesus Merchants.

For FY2015 ending June 30, Mallage Shobu has completed most of the negotiations to either replace or renew lease agreements with some 150 tenants. Rental income for these tenants accounts for about 16 per cent of CRT's revenue.

As competition for assets intensifies in Greater Tokyo, which now accounts for 77 per cent of CRT's portfolio by asset value, CRT is also looking at the merits of up-and-coming cities like Osaka, Nagoya and Fukuoka, Mr Yong said. "We still want to be 70 per cent Tokyo, but if there are compelling opportunities in second-tier cities, we will consider them."

Mr Yong said he expects "moderate capital appreciation over the medium term" in Japan, which was reflected in revaluation gains of 307.3 million yen for CRT in the second quarter ended Dec 31.

Rising asset prices in Japan is becoming a double-edged sword, he noted. While this leads to revaluation gains on the existing assets, the rate of return on property or its capitalisation rate is increasingly compressed.

According to Japan Real Estate Institute's Real Estate Investor Survey



Additional income contributions to CRT came from recent acquisitions such as One's Mall in Chiba, Japan. PHOTO: CROESUS RETAIL ASSET MANAGEMENT

New acquisitions boost CRT earnings

Rennie Whang

lion yen at June 30 last year – increasing again to 100.4 billion yen at June 30 this year.

year, and One's Mall, which was acquired in October.

As for future acquisitions, Mr

69 new brands to the mall. The variable component on tenant renewals was increased which could give

estimated rental uplift of 12 to 15 per cent for the whole mall.

Revenue jumped 25.5 per cent to 1.95 billion yen for the quarter

urged 39.3 per cent for the 107.635 billion yen.

id exchange rate volatilities.

Croesus Retail Trust posts higher DPU for Q4 and full year

Gross revenue up; results also helped by forex gains and lower admin expenses

By Claire Huang
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Singapore

CROESUS Retail Trust (CRT), Asia-Pacific's first retail business trust with an initial portfolio located in Japan, has posted a one per cent year-on-year increase in distribution per unit (DPU) for the fourth quarter to 2.02 Singapore cents.

Croesus Retail Trust

| | Q4 FY15 | Q4 FY14 | Y-O-Y % CHANGE |
|--------------------------------|---------|---------|----------------|
| Gross revenue (YEN MILLIONS) | 1,989 | 1,584 | 25.5 |
| Net property income | 1,206 | 1,020 | 18.2 |
| Distributable income | 876.7 | 707 | 23.9 |
| Distribution per unit (Sing c) | 2.02 | 2.00 | |

Shobu. Net property income for Q4



目録 不動産マーケット情報

【戦略】クリサスのモラージュ葛蒲、改装で売上2割増見込む

2015/05/12

シンガポールのCroesus Retail Trust (クリサス・リテール・トラスト) は2015年3月、埼玉県久喜市の大型商業施設、モラージュ葛蒲 (しょうぶ) をリニューアルオープンした。

リニューアルに踏み切ったのは、全242テナントのうち155テナントが2014年11月末で契約更新を迎えたため。このうち69テナントを新規に入れ替え、また28テナントを施設内移転、残りの58テナントについては契約を更新した。更新テナントでも専有部分の内装やサインのリニューアルを実施している。



シンガポールのCRTが日本の商業施設に積極投資 私募リートへの投資ニーズは依然強い ~ ARES 記者懇話会より ~

開発案件を上限20%、ブリッジヴィークルで取得に柔軟性
定債、ノンマスターリースを志向し、配当利回りは8.2%

日本の商業施設でポートフォリオを組み、シンガポール証券取引所 (SGX) に上場するビジネストラストであるクリサス・リテール・トラスト (CRT)。このほど初めてメディアセッションを行い、今後の投資方針などを示した。

CRT が運用するポートフォリオは、「イオンタウン守屋」、「クリサス心斎橋」、「モラージュ葛蒲」など7つの物件で構成されており、資産規模は900億円超。平均LTVが50%、基本的に安定収益物件に投資することと特徴とし、大規模な地方郊外型のリテールと都市型のモールを組み合わせて投資している。配当利回りは8.2%、シンガポール10年国債と比較したイールドスプレッドは5.8%を確保している。

CRT は、開発案件も一定数組み入れることが特徴。シンガポールのリート規則だと、10%までしか開発物を組み入れられないが、ビジネストラストの仕組みを採用しているため、開発の制限がわからない。上限20%まで開発ができるような商品設計をしておき、アクイジションが難しくなる中、差別化につなげている。CRTのポートフォリオは3分の2が郊外型であり、今後も地方に足を踏み入れた投資を継続する。外部成長戦略において、「リートが買にくい物件、たとえば撤却負担が重い借地物件でも、シンガポールのビジネストラストはキャッシュフロー配当であるため、配当の原資が確保でき、差別化につながる。またブリッジヴィークルを立ち上げ、ターンアラウンド案件、リースアップリスクが高い案件など物件取得に柔軟性を持たせる考えだ。

▶リニューアル

クリサス・リテール・トラスト

商業施設は運営力でアップサイド狙える資産 リテール＝オペレーショナルアセットを体現

商業施設は、「成長性ある」資産



型化、GMS
退の歴史を
資・運営の
られはじめ



宮崎俊司 氏
首席資産管理官



同日のSPCから205億8,400万円で取得した「モラージュ葛蒲」

脱デフレを企図した155テナントのリニューアルを実行
クリサスが「モラージュ葛蒲」をバリューアップ

Events Calendar



| 2015 EVENTS (Tentative and Subject to Change) | |
|--|---|
| 26 August | Q4 and Full Year Financial Results ending 30 June 2015 |
| 26 October | FY2015 Annual General Meeting |
| 10 November | Q1 Results ending 30 September 2015 |
| 2016 EVENTS (Tentative and Subject to Change) | |
| 11 February | Q2 Results ending 31 December 2015 |
| 13 May | Q3 Results ending 31 March 2016 |
| 26 August | Q4 and Full Year Financial Results ending 30 June 2016 |
| 26 October | FY2016 Annual General Meeting |
| 11 November | Q1 Results ending 30 September 2016 |



Thank You

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