

Frasers Centrepoint Trust provides updates on portfolio tenants' sales and shopper traffic

SINGAPORE, 25 SEPTEMBER 2020

Fraser's Centrepoint Asset Management Ltd. ("FCAM"), the manager of Fraser's Centrepoint Trust ("FCT"), wishes to provide updates on FCT's and AsiaRetail Fund Limited's ("ARF") portfolio tenants' sales and shopper traffic disclosed in FCT's presentation¹ dated 3 September 2020.

FCT's portfolio² tenants' sales in August 2020 is 2.2% lower year-on-year ("y-o-y") (see Chart 1a) and the shopper traffic is 36.4% lower y-o-y (see Chart 1b). ARF's portfolio³ tenants' sales in August 2020 is 0.6% lower y-o-y (see Chart 2a) and the shopper traffic is 38.6% lower y-o-y (see Chart 2b).

Chart 1a: FCT's Portfolio Tenants' Sales (y-o-y % change)

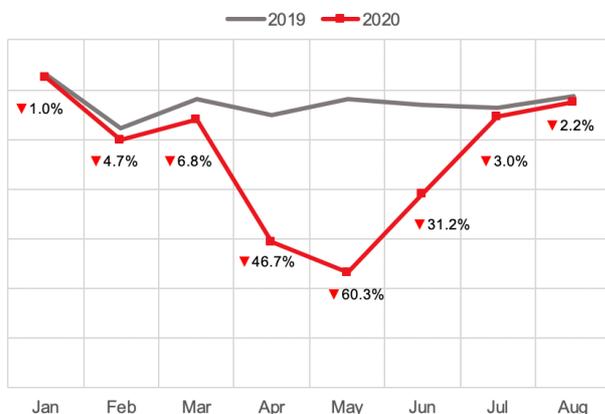


Chart 1b: FCT's Portfolio Shopper Traffic (y-o-y % change)



Chart 2a: ARF's Portfolio Tenants' Sales (y-o-y % change)



Chart 2b: ARF's Portfolio Shopper Traffic (y-o-y % change)



End

¹ Updates to slides 38 and 39 in the presentation titled "Proposed Acquisition of approximately 63.11% remaining interest in a Portfolio of 5 retail malls and 1 office property & Proposed Divestment of Bedok Point", which was part of the announcement dated 3 September 2020. Available at FCT's website: https://fct.frasersproperty.com/newsroom/20200903_212310_J69U_ND7F7XPMVZAIFIG.3.pdf

² FCT's portfolio includes Causeway Point, Northpoint City North Wing, Waterway Point, Changi City Point, YewTee Point, Bedok Point and Anchorpoint. The shopper traffic for Northpoint City North Wing is taken as the total traffic for Northpoint City, which includes Northpoint City South Wing.

³ ARF's five retail properties in its portfolio include Tiong Bahru Plaza, White Sands, Hougang Mall, Century Square and Tampines 1.

About Frasers Centrepoint Trust

Fraser's Centrepoint Trust ("**FCT**") is a leading developer-sponsored retail real estate investment trust ("**REIT**"). FCT's property portfolio comprises the following suburban retail properties in Singapore: Causeway Point, Northpoint City North Wing (including Yishun 10 Retail Podium), Anchorpoint, YewTee Point, Bedok Point, Changi City Point and Waterway Point (40%-interest). FCT malls are strategically located in various established residential townships and have a large and diversified tenant base covering a wide variety of trade sectors.

FCT holds 36.89% stake in AsiaRetail Fund Limited ("**ARF**") through its wholly owned subsidiary FCT Holdings (Sigma) Pte. Ltd. ARF owns five retail malls (Tiong Bahru Plaza, White Sands, Hougang Mall, Century Square and Tampines 1) and an office property (Central Plaza) in Singapore, and one retail mall in Malaysia. FCT also holds a 31.15% stake in Hektar Real Estate Investment Trust, a retail-focused REIT in Malaysia listed on the Main Market of Bursa Malaysia Securities Berhad.

FCT is focused on increasing shareholder value by pursuing organic, enhancement and acquisition growth strategies. With proactive lease management initiatives, FCT is well placed to achieve sustainable rental growth. To unlock the full potential of its assets, FCT continues to enhance existing assets to maximise their performance. The potential acquisitions of new assets will help FCT gain greater scale and drive further income growth for unitholders.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 5 July 2006, FCT is managed by Fraser's Centrepoint Asset Management Ltd., a real estate management company and a subsidiary of Fraser's Property Limited.

For more information on FCT, please visit www.frasersproperty.com/reits/fct

About Frasers Property Limited

Fraser's Property Limited ("**Fraser's Property**") and together with its subsidiaries, the "**Fraser's Property Group**" or the "**Group**", is a multi-national owner-operator-developer of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and headquartered in Singapore, the Group has total assets of approximately S\$38.7 billion as at 31 March 2020.

Fraser's Property's multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Fraser's Property is also the sponsor of two real estate investment trusts ("**REITs**") and one stapled trust listed on the SGX-ST. Fraser's Centrepoint Trust and Fraser's Logistics & Commercial Trust are focused on retail, and industrial & commercial properties respectively. Fraser's Hospitality Trust (comprising Fraser's Hospitality Real Estate Investment Trust and Fraser's Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Fraser's Property (Thailand) Public Company Limited is the sponsor of Fraser's Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Land Property Development Public Company Limited is the sponsor of Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging its people, knowledge and capabilities from across markets to deliver value in its multiple asset classes.

For more information on Fraser's Property, please visit www.frasersproperty.com

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