

Frasers Centrepoint Trust

4th Annual General Meeting

22 January 2013



Presentation by
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Manager of Frasers Centrepoint Trust

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Strong financial performance with
multiple-highs for FY2012

FY2012 Highlights

- Record DPU of 10.01 cents for FY2012, an increase of 20%; sixth consecutive year of DPU growth
- Total assets grew to \$1.92 billion from \$1.79 billion, up 7.3%
- Average rental reversions of 12.1% achieved for FY2012
- Strong financial position with low gearing level of 30.1%
- FCT was voted Best Mid-Cap Company in Singapore by FinanceAsia.

Consistent Growth

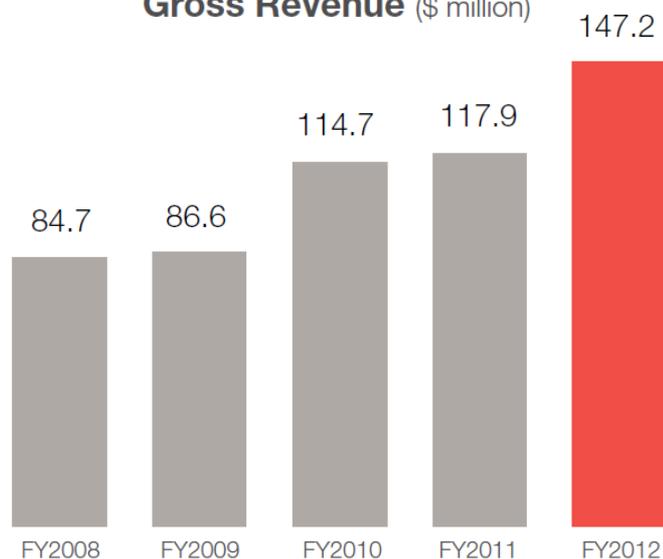
Gross Revenue:

\$147 million +24.9%

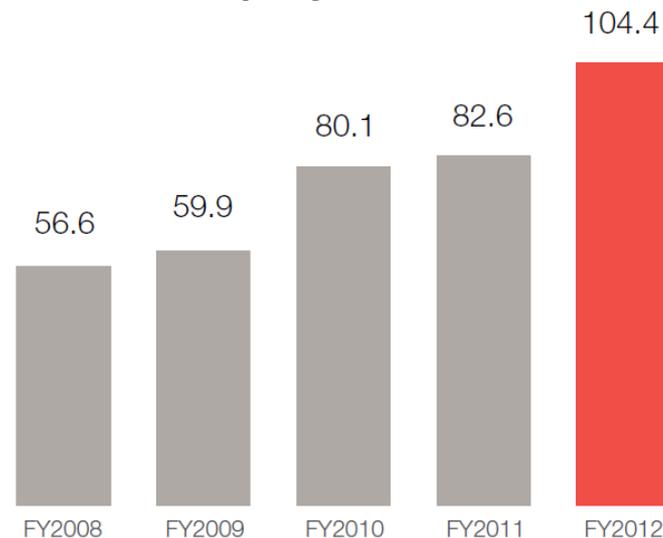
Net Property Income:

\$104 million +26.4%

Gross Revenue (\$ million)



Net Property Income (\$ million)



Steady Returns

NAV per Unit:

\$1.53

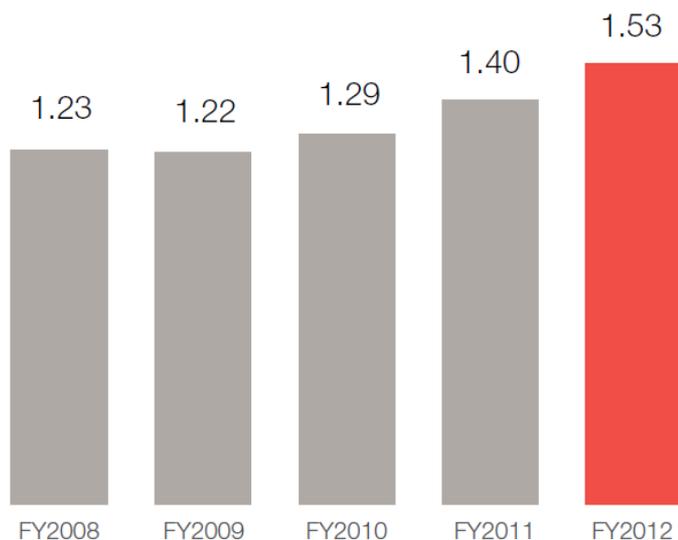
+9.3%

Distribution per Unit:

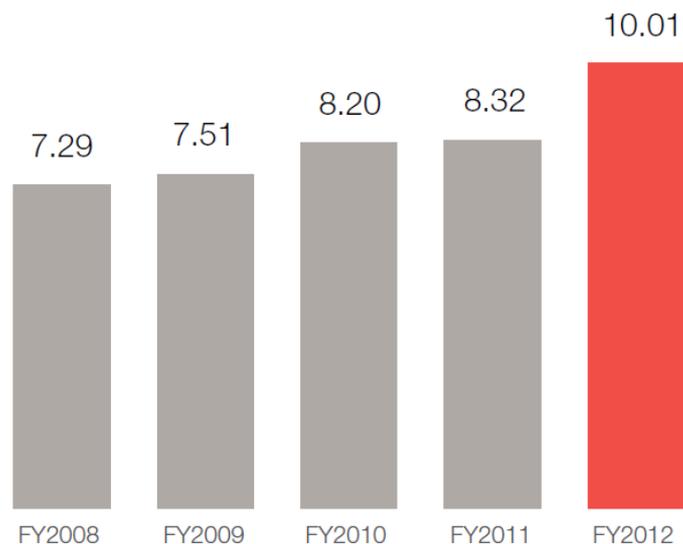
10.01 cents

+20.3%

Net Asset Value per unit (\$)



Distribution per unit (¢)



Quality Assets, Healthy Performance



Causeway Point

Revenue	\$66.5m	▲29%
NPI	\$48.6m	▲37%
Occupancy	87.7%*	
Valuation	\$890m	▲6.5%



Yew Tee Point

Revenue	\$13.1m	▲1%
NPI	\$9.6m	▲3%
Occupancy	96.3%	
Valuation	\$147m	▲6.5%



Northpoint

Revenue	\$46.7m	▲4%
NPI	\$33.4m	▲1%
Occupancy	99.7%	
Valuation	\$570m	▲6.7%



Anchorpoint

Revenue	\$8.4m	▲5%
NPI	\$4.8m	▲9%
Occupancy	99.3%	
Valuation	\$81m	▲3.8%



Bedok Point

Revenue	\$12.5m	n.m.
NPI	\$8.0m	n.m.
Occupancy	98.7%	
Valuation	\$128m	No change

Overall FCT Portfolio

Revenue	\$147.2m	▲24.9%
NPI	\$104.4m	▲26.4%
Occupancy	93.6%	
Valuation	\$1,816m	▲6.0%

Occupancy information is as at 30 September 2012

* Occupancy was lower due on-going asset enhancement works at the mall

Growing Portfolio, Creating Value

AEI Growth:

Keeping our assets competitive and attractive
Enhance value



Causeway Point after AEI

Organic Growth:

Positive rental reversions
High mall occupancy
Healthy shopper traffic



Northpoint attracted a record 40.8 million shopper traffic in FY2012

Acquisition Growth:

Sponsor's pipeline
3rd Party assets



Changi City Point and The Centrepont are Sponsor's assets in the pipeline

Looking Ahead

- Singapore's GDP expected to grow 1-3% in 2013, compared to 1.2% achieved in 2012.
- Retail sector expected to remain relatively stable, underpinned by:
 - Growing domestic population,
 - sustained low unemployment; and
 - growth in median household income
- FCT is well-positioned to benefit from these positive factors.
- FCT will continue to pursue growth opportunities that will reinforce its position as a leading suburban retail mall REIT.

Thank you