

Fact Sheet

As at 30 June 2025

Overview

Frasers Centrepoint Trust ("FCT") is a leading developer-sponsored retail real estate investment trust ("REIT") and the largest suburban retail mall owner by net lettable area in Singapore with assets under management of approximately \$8.3 billion¹. FCT's property portfolio comprises nine retail malls and an office building located in the suburban regions of Singapore, near homes and within minutes to transportation amenities. The retail portfolio has approximately 3.0 million sf of net lettable area with over 1,900 leases with a strong focus on providing for necessity spending, food & beverage and essential services.

FCT is among the top-ten largest Singapore REITs by market capitalisation. It is also an index constituent of several benchmark indices including the FTSE EPRA/NAREIT Global Real Estate Index Series (Global Developed Index), FTSE Straits Times Index, FTSE ST Real Estate Investment Trust Index, MSCI Singapore Small Cap Index and the SGX iEdge S-REIT Leaders Index.

FCT is managed by Frasers Centrepoint Asset Management Ltd., a real estate management company and a wholly-owned subsidiary of Frasers Property Limited.

Key Figures of the FCT's Retail Portfolio²

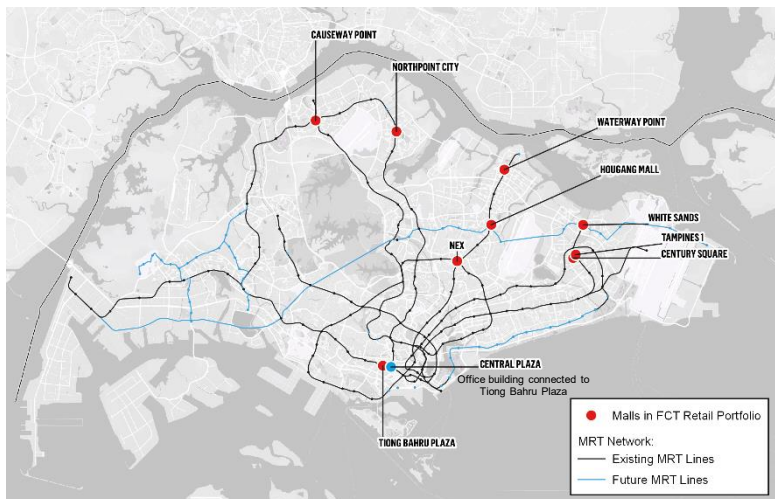
	9 Suburban malls		~3.0 million sq ft Retail Portfolio NLA
	>1,900 Retail Portfolio Leases		3.0 million Catchment Population ³

Stock Information

As at 30 June 2025

Tickers	SGX:J69U Bloomberg: FCT SP Reuters: J69U.SI
Date Listed	5 July 2006
Total Issued Units	2,027,810,402
Market Capitalisation	approximately SGD 4.5 billion
Distribution Payment	Half-yearly
Financial Year End	30 September
Substantial Unitholder	Frasers Property Limited: approximately 37.9%

FCT's Retail Malls²



Highlights of FCT's Retail Portfolio²

- Well-connected location:** All the malls are located next to or near MRT stations, and enjoy healthy occupancy and high recurring shopper traffic
- Large catchment:** The portfolio serves a combined 3.0 million catchment population³
- Sustainable relevance:** Proximity to homes and transport amenities makes our malls ideal "last-mile" fulfilment hubs, especially with trend of "work-from-home"

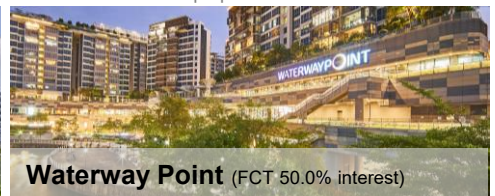
1. Total assets of FCT's investment portfolio (including Central Plaza), including proportionate share of its JVs' total assets. Includes Northpoint City South Wing which was acquired on 26 May 2025.
2. Excludes Central Plaza (an office building).
3. Based on 3km catchment of the retail properties. Source: Cistr



NEX (FCT 50.0% interest)



Causeway Point



Waterway Point (FCT 50.0% interest)



Tampines 1



Northpoint City



Tiong Bahru Plaza



Century Square



Hougang Mall



White Sands

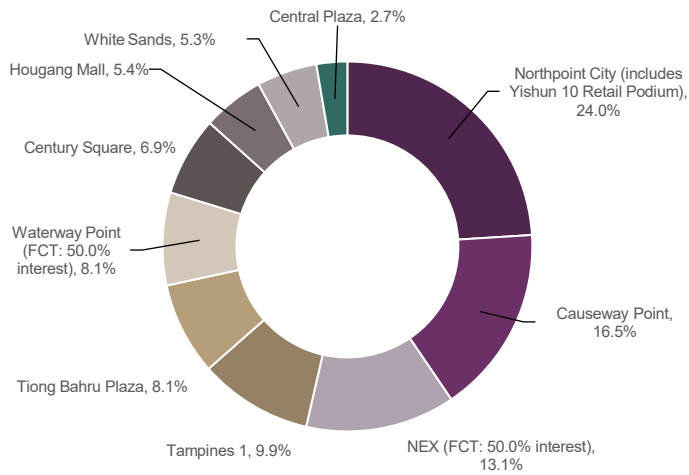
Well-diversified Portfolio

No single property accounts for more than 25% of total portfolio appraised value

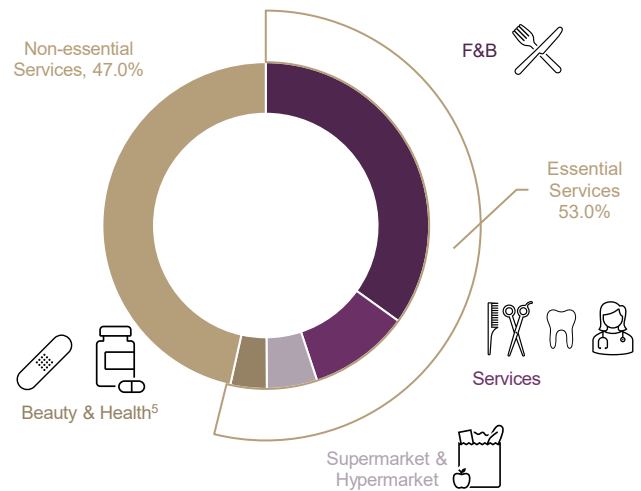
Focus on Essential Services⁴

Strong focus on Essential Services underpins the resilience of the portfolio performance

Asset value by property



Portfolio trade mix by Gross Rental Income contribution



4. The groupings of essential and non-essential services are based on Ministry of Trade and Industry's press release on 21 April 2020. Note that the individual product group may not align perfectly to the announced Essential Services

5. Not all trades in the Beauty & Health trades are included, only certain trades such as pharmacy are included

Growth Strategies

- Proactive asset management
- Drive omnichannel to increase sales productivity
- Focus on sustainability, green building initiatives
- Leverage technology to drive efficiencies
- Explore acquisition and AEI opportunities

Financial Highlights

Selected Financials (In S\$ million unless otherwise stated)

	1HFY2025 Financial year ended 31 March 2025	1HFY2024 Financial year ended 31 March 2024	Change
Gross revenue	184.4	172.2	▲ 7.1%
Net property income	133.7	124.6	▲ 7.3%
Distribution to Unitholders	110.1	104.9	▲ 4.9%
Distribution per Unit (DPU) (S cents)	6.054	6.022	▲ 0.5%

Key Financial Indicators as at 30 June 2025

Average leverage ⁶	42.8% (40.4% with perpetual securities)
Interest coverage ratio ⁷	3.39 times
Total borrowings	S\$2,857.0 million
% of borrowing on fixed rates or hedged via interest rate swaps	Approximately 76.2%
Average cost of borrowings (all-in) (for the period 1 April to 30 June 2025)	3.7%
Credit rating (Moody's Ratings)	Baa2 (Stable)

6. In accordance with Property Funds Appendix, the aggregate leverage included proportionate share of borrowings as well as deposited property values of its joint ventures. The ratio of total net debt to total net asset value as at 30 June 2025 is 78.0% and is calculated based on the aggregate of FCT's net debt and proportionate share of the net debt of its joint ventures divided by total net asset value (including proportionate share of net assets of its joint ventures). The aggregate leverage of 40.4% is calculated on a proforma basis based on total assets as at 30 June 2025, assuming repayment of loans from proceeds of perpetual securities.

7. Calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities as defined in the Code on Collective Investment Schemes issued by the MAS.

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