

Overview

Frasers Centrepoint Trust ("FCT") is a leading developer-sponsored retail real estate investment trust ("REIT") and one of the largest suburban retail mall owners in Singapore. 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 2.2 million square feet of net lettable area with over 1,400 leases with a strong focus on providing necessity spending, food & beverage and essential services.

FCT's malls enjoy stable and recurring shopper footfall supported by commuter traffic and residential population in the catchment.

FCT also holds a 30.53% stake in Hektar Real Estate Investment Trust, a retail-focused REIT listed on the Main Market of Bursa Malaysia Securities Berhad.

FCT is among the top-ten largest Singapore REITs ("S-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 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 Portfolio¹

9 Suburban malls	~2.3 million sq ft Retail Portfolio NLA
>1,400 Retail Portfolio Leases	2.6 million Catchment Population ²

1. Excludes Central Plaza (an office building) and FCT's investment in Hektar REIT
2. Based on 3km catchment of the retail properties. Source: Cistri, 2021

Stock Information

As at 31 March 2022

Tickers	SGX:J69U Bloomberg: FCT SP Reuters: J69U.SI
Date Listed	5 July 2006
Total Issued Units	1,701,269,678
Market Capitalisation	approximately SGD 4.1 billion
Distribution Payment	Half-yearly
Financial Year End	30 September
Substantial Unitholder	Frasers Property Limited: approximately 41.1%

Highlights of FCT's Retail Malls

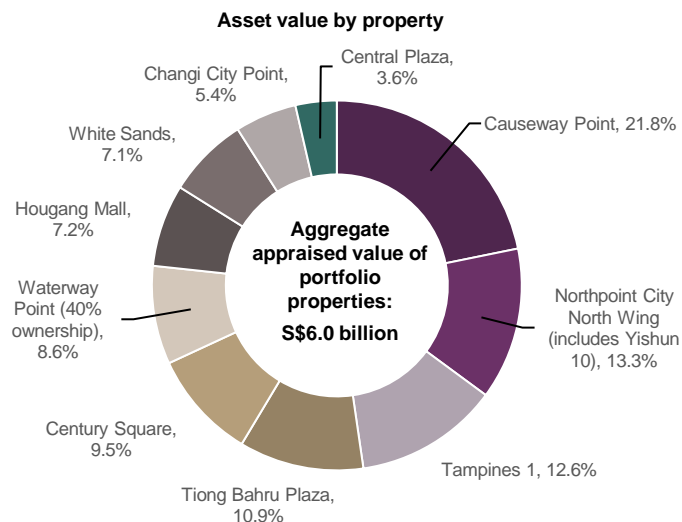
- 1 Well-connected location:** All the malls are located next to or near MRT stations, and enjoy healthy occupancy and high recurring shopper traffic
- 2 Large catchment:** The portfolio serves a combined 2.6 million catchment population²
- 3 Sustainable relevance:** Proximity to homes and transport amenities makes our malls ideal "last-mile" fulfilment hubs, especially with trend of "work-from-home"

Property Portfolio

Causeway Point	Northpoint City North Wing	Waterway Point	Tampines 1	
Century Square	Changi City Point	Tiong Bahru Plaza	White Sands	
				Hougang Mall
				Central Plaza (Office building)

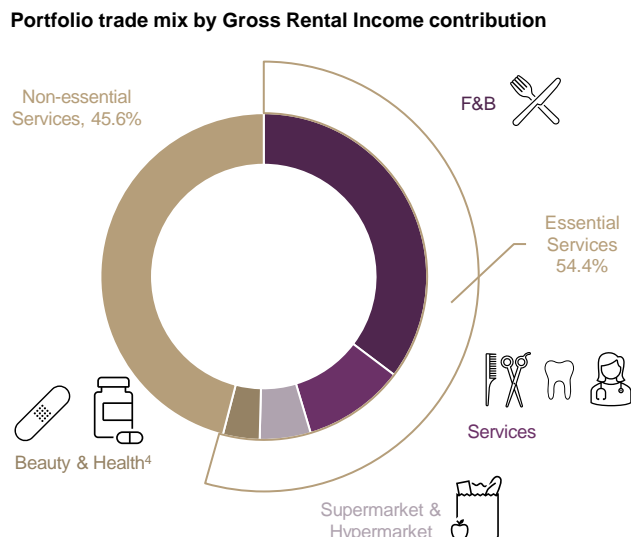
Well-diversified Portfolio

No single property accounts for more than 22% of total portfolio value



Focus on Essential Services³

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



- 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
- 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, except otherwise stated)

	1H2022 Six months ended 31/3/2022	1H2021 Six months ended 31/3/2021	Change
Gross revenue	176.19	173.62	▲ 1.5%
Net property income ("NPI")	130.48	125.66	▲ 3.8%
Distribution to Unitholders	104.41	101.10	▲ 3.3%
DPU (S cents)	6.136	5.996	▲ 2.3%
Net asset value and net tangible asset value per Unit (S\$)	2.31	2.30	▲ 0.4%

Key Financial Indicators as at 31 March 2022

Average leverage ⁵	33.3%
Interest cover ⁶	5.72 times
Total borrowings	S\$1,817m
% of borrowing on fixed rates or hedged via interest rate swaps	68%
Average cost of borrowings (all-in)	2.2%
Credit ratings	S&P: BBB/Stable; Moody's: Baa2/Stable

- In accordance with the Property Funds Appendix, aggregate leverage includes FCT's 40% proportionate share of deposited property value and borrowing in SST.
- Ratio is 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, interest income), by the trailing 12 months borrowing costs as defined in the Code on Collective Investment Schemes revised by the Monetary Authority of Singapore on 16 April 2020 and clarified on 29 May 2020.

Contact

Frasers Centrepoint Asset Management Ltd
As Manager of Frasers Centrepoint Trust
438 Alexandra Road
#21-00 Alexandra Point
Singapore 119958

Investor relations contact:
Mr Chen Fung Leng
Vice President, Investor Relations
Tel: +65 6277 2657
email: ir@fraserscentrepointtrust.com