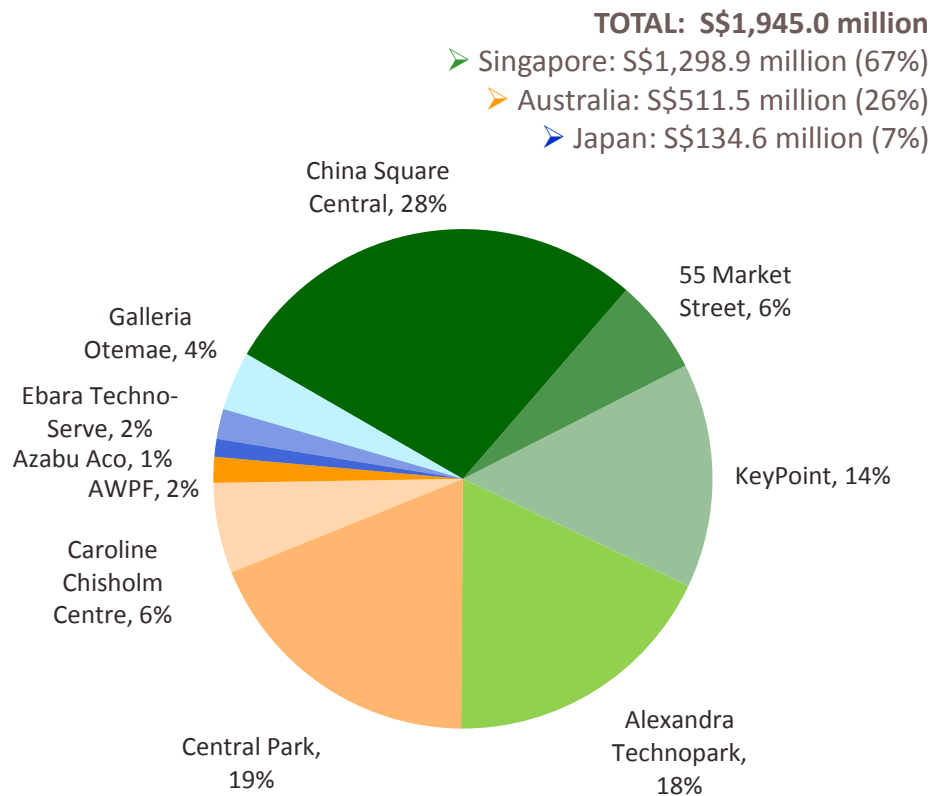


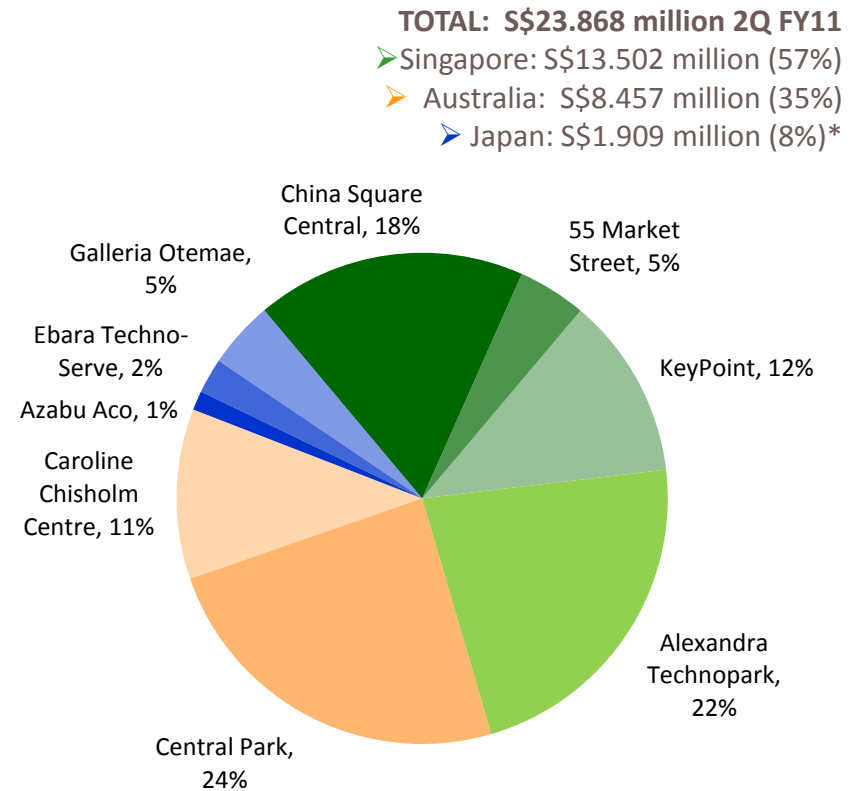
FCOT Portfolio detail as at 31 March 2011

Pan-Asian investment strategy limits exposure to any one concentrated property market

Asset values ¹



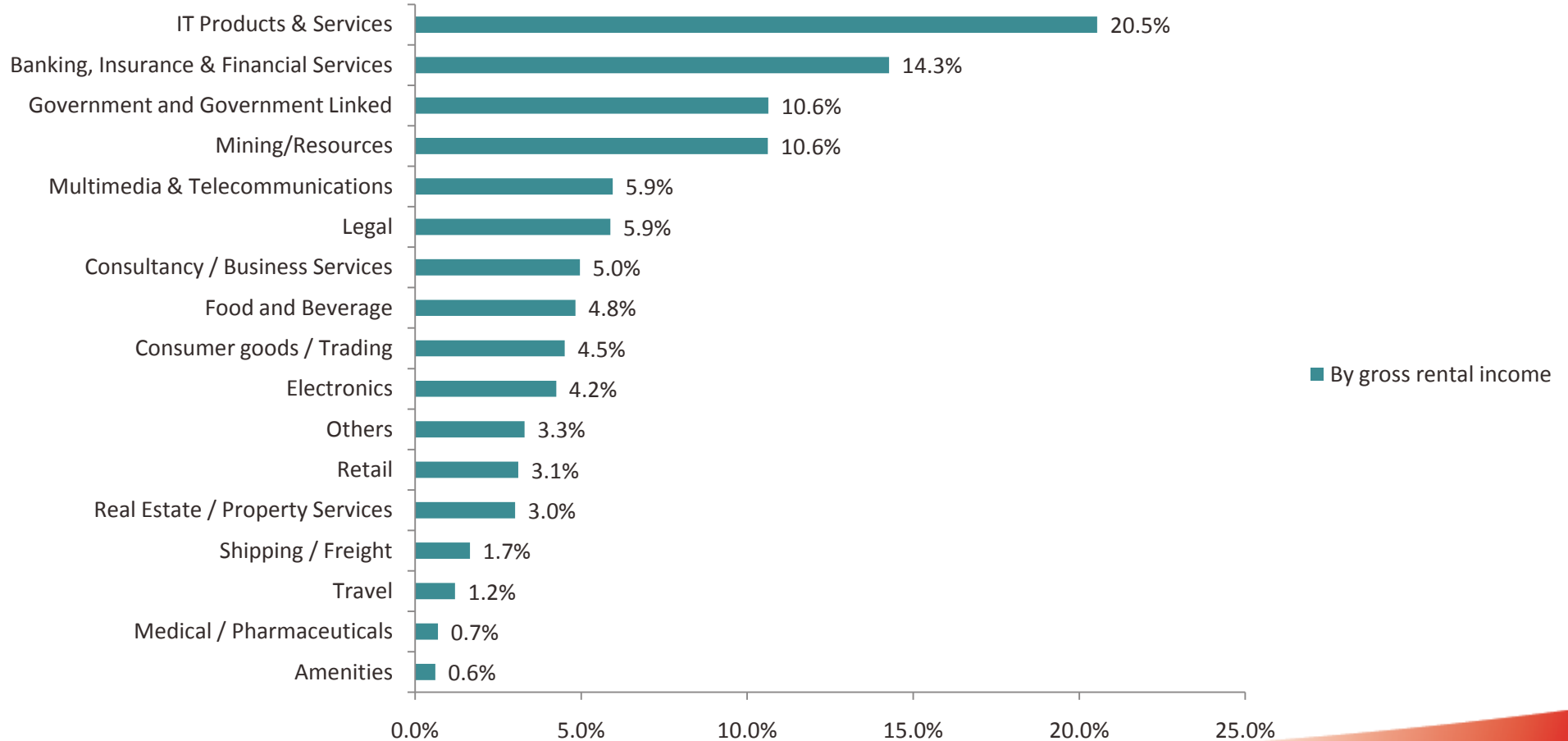
Net property income



* Excludes Cosmo Plaza which was divested on 18 January 2011

1 Based on valuation as at 31 March 2011 converted to Singapore dollars. See 2QFY11 Financial Statements for further information.

Diverse trade sector mix with no single trade sector contributing > 21% of gross rental income



As at 31 March 2011. Excludes AWPF and retail turnover rent

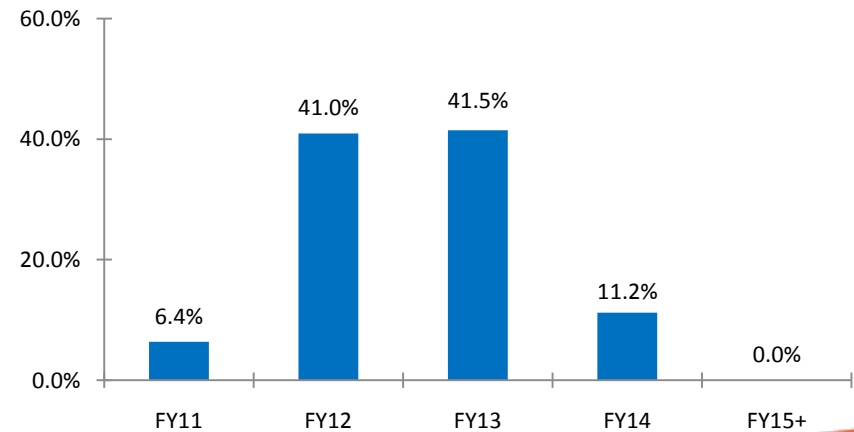
55 Market Street is a high quality commercial property located in the heart of the financial district at Raffles Place.

The property comprises 15 office levels and two floors of retail (including basement).

Address	55 Market Street, Singapore 048941
Tenure	Leasehold 999 years commencing April 1826
Net lettable area (NLA)	72,109 sq ft (6,699 sqm)
Car spaces	Nil
Date refurbishment completed	November 2006
Occupancy rate	95.8%
Purchase price	S\$72.5 million on 22 November 2006
PP per sq ft	S\$1,005/sq ft of NLA
Valuation	S\$119.7 million as at 30 September 2010
Valuation per sq ft	S\$1,660/sq ft of NLA
WALE by income	1.8 years



Lease expiry profile by gross rental



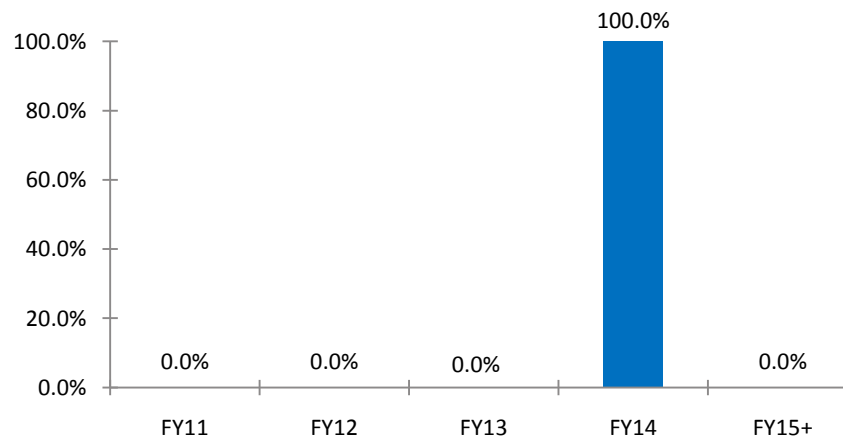
Alexandra Technopark is a high tech business space development located in Alexandra in the fringe area of the Central Region of Singapore. The property comprises an eight-storey and a nine-storey block, with a combined net lettable area in excess of one million square feet. It also has 905 covered and surface car park lots and excellent building specifications.

Its accessibility will be enhanced by the upcoming Labrador Park MRT station, expected to be completed during 2011.

Address	438A/438B Alexandra Road Singapore 119967/119968
Tenure	Leasehold 99 years commencing August 2009
Net lettable area (NLA)	1,048,950 sq ft (97,451 sqm)
Car spaces	905
Date completed	Block A December 1996, Block B March 1998
Occupancy rate	100.0%
Purchase price	S\$342.5 million on 26 August 2009
PP per sq ft	S\$326/sq ft of NLA
Valuation	S\$351.2 million as at 30 September 2010
Valuation per sq ft	S\$335/sq ft of NLA
WALE by income (Master Lease)	3.4 years



Lease expiry profile by gross rental



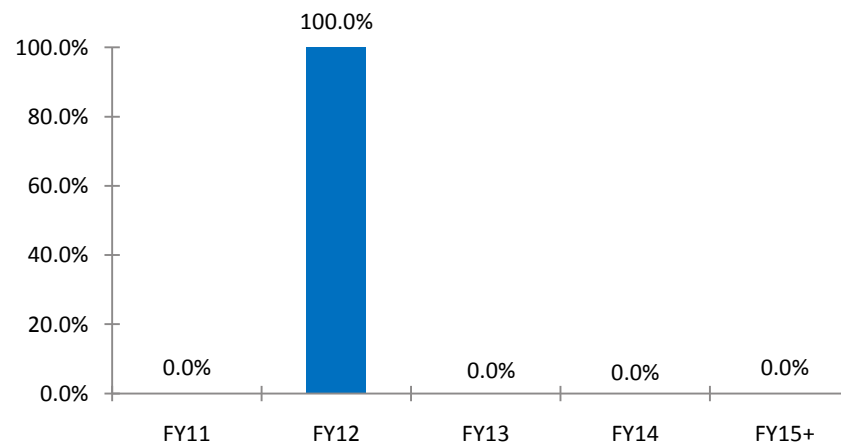
China Square Central is an office and retail development located in the financial district of Singapore. The property is a grade “A” 15-storey office tower and a retail complex.

It is well-served by both Raffles Place and Chinatown MRT stations, located within 500 metres of the property. Its accessibility will be further enhanced by the upcoming Telok Ayer MRT station on the Downtown line, expected to be completed around 2013.

Address	18,20 & 22 Cross Street, Marsh & McLennan Centre & China Square Central
Tenure	Leasehold 99 years commencing February 1997
Net lettable area (NLA)	368,238 sq ft (34,210 sqm)
Car spaces	394
Date completed	June 2002
Occupancy rate	100.0%
Purchase price	S\$390.0 million on 30 March 2006
PP per sq ft	S\$1,059/sq ft of NLA
Valuation	S\$545.0 million as at 30 September 2010
Valuation per sq ft	S\$1,480/sq ft of NLA
WALE by income (Master Lease)	1.0 years



Lease expiry profile by gross rental



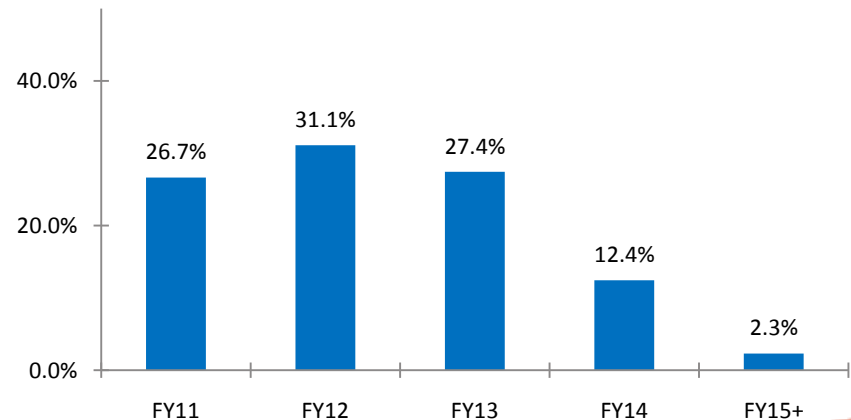
KeyPoint is an integrated 25-storey commercial development located at the junction of Beach Road and Jalan Sultan, Singapore. The property comprises a three-storey podium, a 22-storey office tower and a four-storey car park block containing 227 car bays.

It is well-served by the Nicoll Highway MRT station on the Circle Line, connected directly via covered walkway.



Address	371 Beach Road, Singapore 199597
Tenure	Leasehold 99 years commencing January 1976
Net lettable area (NLA)	310,142 q ft (28,813 sqm)
Car spaces	227
Date completed	Constructed in 1978. Refurbishment of approx. S\$35.0 million completed early 2000
Occupancy rate	85.6%
Purchase price	S\$370.0 million on 31 October 2007
PP per sq ft	S\$1,186/sq ft of NLA
Valuation	S\$283.0 million as at 30 September 2010
Valuation per sq ft	S\$913/sq ft of NLA
WALE by income	1.4 years

Lease expiry profile by gross rental



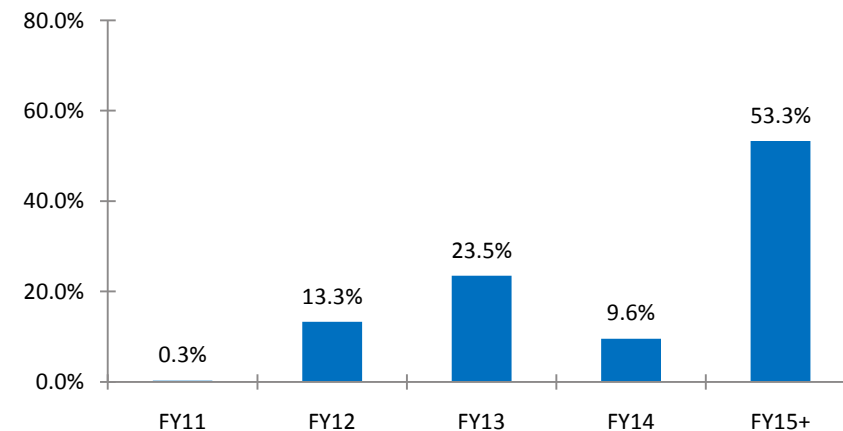
Central Park is a “premium” grade office tower and the tallest building in Perth. Located on St Georges Terrace, Central Park is a pre-eminent business address, in the heart of the CBD and shopping precinct.

The property comprises a 47-level office tower with on-site tenant parking and a public car park. Central Park has a strong tenant profile which includes Australian and multinational companies.

Address	152-158 St Georges Terrace Perth, Australia
Tenure	Freehold
Net lettable area (NLA) (50.0% interest)	356,770 sq ft (33,145 sqm)
Car spaces	421
Date completed	1992
Occupancy rate	100.0%
Purchase price (50.0% interest)	AS\$190.0 million (S\$234.6 million) on 30 March 2006
PP per sq ft	S\$657/sq ft of NLA
Valuation (50.0% interest)	AS\$287.5 million (S\$360.2 million) as at 30 September 2010
Valuation per sq ft	S\$1,010/sq ft of NLA
WALE by income	4.6 years



Lease expiry profile by net rental



Caroline Chisholm Centre (Centrelink Headquarters), Canberra

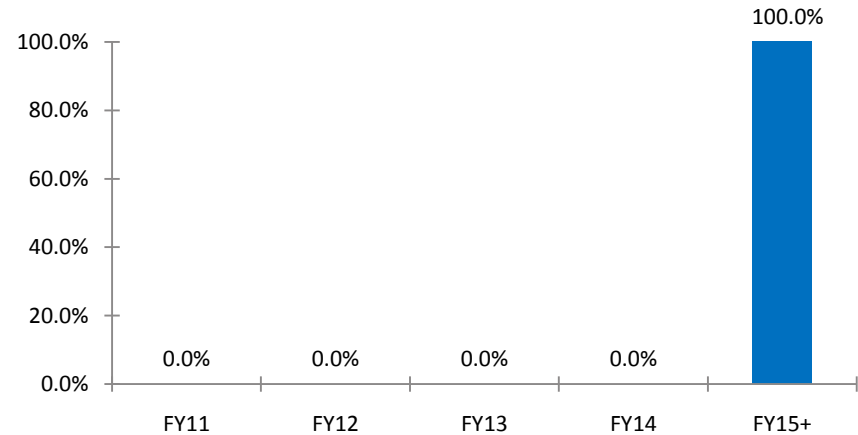
The Caroline Chisholm Centre is a new contemporary-designed, five storey “Grade A” office complex. The property is strategically located within the core of the Tuggeranong Town Centre, one of four town centres within the city of Canberra, Australia’s capital city and the location of the Federal Parliament House.

It is wholly let to the Commonwealth Government of Australia, represented by Centrelink, for an initial lease term of 18 years commenced 5 July 2007.

Address	Block 4 Section 13, Tuggeranong ACT 2900
Tenure	Leasehold 99 years commencing June 2002
Net lettable area (NLA) (50.0% interest)	216,591 sq ft (20,122 sqm)
Car spaces	1,093
Date completed	June 2007
Occupancy rate	100.0%
Purchase price (50.0% interest)	A\$108.75 million (S\$136.3 million) on 18 June 2007
PP per sq ft	S\$633/sq ft of NLA
Valuation (50.0% interest)	A\$90.0 million (S\$112.8 million) as at 30 September 2010
Valuation per sq ft	S\$521/sq ft of NLA
WALE by income	14.3 years



Lease expiry profile by net rental



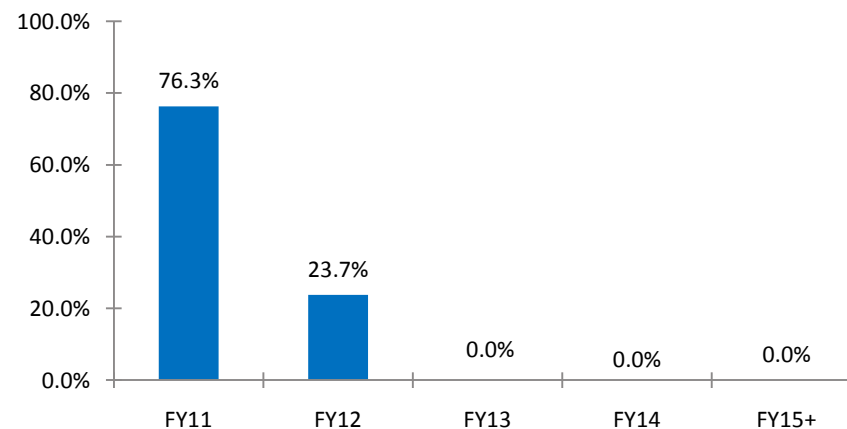
Azabu Aco comprises three levels of commercial office space, basement office/studio space and two car spaces and is located in the Minato-ku ward of Tokyo, a central commercial and residential district in Tokyo.

The property is situated approximately 250 metres northwest of the Akabanebashi Station on the Toei Subway Oedo Line. Azabu Aco is occupied by two tenants – a Japanese multimedia creation and editing company as well as a real estate company.

Address	Number 32-7, Higashi-Azabu 2 Chome, Minato-Ku, Tokyo
Tenure	Shoyu-ken*
Net lettable area (NLA)	15,944 sq ft (1,481 sqm)
Car spaces	2
Date completed	14 May 1992
Occupancy rate	100.0%
Purchase price	¥2.02 billion (S\$26.54 million) on 26 September 2007
PP per sq ft	S\$1,665/sq ft NLA
PML	9%
Valuation	¥1.43 billion (S\$22.4 million) as at 30 September 2010
Valuation per sq ft	S\$1,405/sq ft of NLA
WALE	0.3 years



Lease expiry profile by gross rental



Data as at 31 March 2011

* Ownership rights under Japanese law, similar to Freehold

Ebara Techno-Serve Headquarters Building, Tokyo

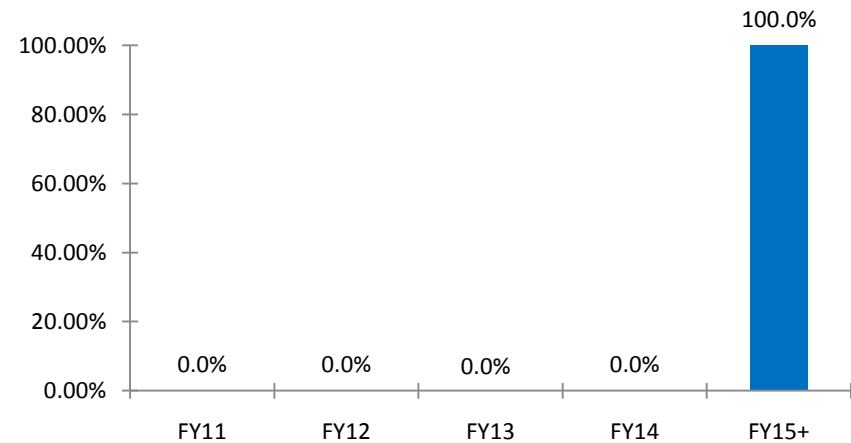
Ebara Techno-Serve comprises five levels of high quality commercial office space and is located within Ota Ward, a southern ward of Tokyo. It is located approximately two kilometres from Tokyo International Airport (Haneda), the main domestic airport for the greater Tokyo area.

Ebara Techno-Serve is leased to a single tenant, Ebara Corporation, which has a manufacturing plant across the road from the property. Ebara is listed on the Tokyo Stock Exchange and is one of the world's principal manufacturers of transfer machinery for fluids and gaseous substances such as pumps, compressors, fans and chillers.

Address	Number 1-1, Haneda 5 Chome, Ota-ku, Tokyo
Tenure	Shoyu-ken*
Net lettable area (NLA)	52,050 sq ft (4,836 sqm)
Car spaces	20
Date completed	27 April 2001
Occupancy rate	100.0%
Purchase price	¥3.07 billion (S\$40.33 million) on 26 September 2007
PP per sq ft	S\$775/sq ft NLA
PML	14%
Valuation	¥2.42 billion (S\$37.9 million) as at 30 September 2010
Valuation per sq ft	S\$728/sq ft of NLA
WALE	4.2 years



Lease expiry profile by gross rental



Data as at 31 March 2011

* Ownership rights under Japanese law, similar to Freehold

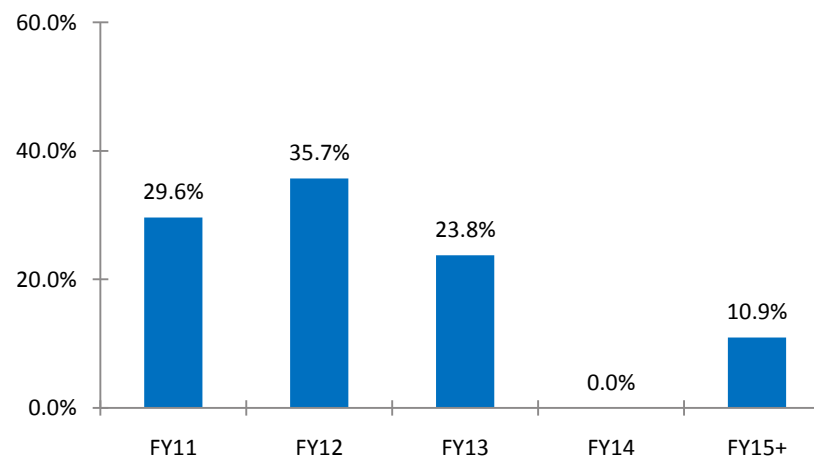
Galleria Otemae is a 12-storey building, comprising commercial office space, ground floor and basement retail space and 48 car spaces.

It is prominently located in the Chuo Ward, an administration and financial district of Osaka. Galleria Otemae is within a short walking distance of the Tenmabashi Station (300 metres), one of the major train terminals of Osaka.

Address	Number 2, Tanimachi 2-chome, Chuo-ku, Osaka-shi, Osaka-fu
Tenure	Shoyu-ken*
Net lettable area (NLA)	108,509 sq ft (10,081 sqm)
Car spaces	48
Date completed	28 February 1978
Occupancy Rate	88.7%
Purchase price	¥6.56 billion (S\$86.18 million) on 26 September 2007
PP per sq ft	S\$793/sq ft of NLA
PML	19%
Valuation	¥4.74 billion (S\$74.2 million) as at 30 September 2010
Valuation per sq ft	S\$684/sq ft of NLA
WALE	1.8 years



Lease expiry profile by gross rental



Data as at 31 March 2011

* Ownership rights under Japanese law, similar to Freehold

- Diversified Australian property portfolio
- Providing exposure to Sydney CBD office and retail and suburban Sydney retail assets
- Current investment on FCOT's balance sheet of S\$32.5 million



Sydney
Ernst &
Young Centre



Sydney
World Square
Retail Complex
and Public Car Park



Sydney
Neeta City
Shopping Centre
Fairfield