

## Property profiles

### CENTRAL PLAZA

Central Plaza is a 20-storey office building forming part of a mixed-use development that includes Tiong Bahru Plaza. The two developments are seamlessly connected and share a common car park with 338 parking lots.

Strategically located near the Central Business District, Central Plaza enjoys excellent connectivity through the public transport network and the convenience of direct access to a wide range of amenities offered by the adjacent Tiong Bahru Plaza.


**Description:**

Office building comprising 20 storeys and 3 basement levels

**Address:**

298 Tiong Bahru Road, Singapore 168730

**Gross Floor Area<sup>1</sup>:**

48,235 sqm (519,202 sf)

**Net Lettable Area<sup>2</sup>:**

15,899 sqm (171,136 sf)

**Car Park Lots:**

338 carpark lots are shared between Tiong Bahru Plaza and Central Plaza

**Term of Lease:**

99-year leasehold commencing 1 September 1991

**Year Acquired by FCT:**

2020

**Valuation<sup>3</sup>:**

\$219.0 million

**Green Building Certification:**

BCA Green Mark Gold (GM: 2021 In Operation)

**FY25 Shopper Traffic:**

Not applicable

**Key Tenants:**

JustCo, National Council of Social Service, Nippon Steel Engineering, Kyocera Asia Pacific and Ennovi Precision Technology

## Office performance highlights

Financial Year ended 30 September	FY25	FY24	Increase/ (Decrease)
Gross Revenue (\$'000)	12,147	11,442	6.2%
Property Expenses (\$'000)	3,789	3,581	5.8%
Net Property Income (\$'000)	8,358	7,861	6.3%
Committed Occupancy	94.6%	95.0%	(0.4%-points)

## Top 10 tenants

Central Plaza has a total of 35 leases (FY24: 34) and 33 tenants (FY24: 33), excluding vacancy. The top 10 tenants contributed 60.5% (FY24: 63.9%) of the total GRI.

Top 10 Tenants	% of Asset's GRI
JustCo (Singapore) Pte. Ltd.	8.9%
National Council of Social Service	8.4%
Nippon Steel Engineering Co., Ltd.	8.1%
Kyocera Asia Pacific Pte. Ltd.	7.5%
Ennovi Precision Technology (Singapore) Pte. Ltd.	6.9%
Molnlycke Health Care Asia-Pacific Pte. Ltd.	5.3%
Firstcom Academy Pte. Ltd.	4.9%
MC Academy @ Central Plaza Pte. Ltd.	4.6%
BGC Group Pte. Ltd.	3.0%
LNZ Investment Pte. Ltd.	2.9%
<b>Total</b>	<b>60.5%</b>

## Lease expiry profile<sup>4</sup>

As at 30 September 2025	FY26	FY27	FY28	FY29	FY30 and beyond	Total
Number of expiring leases	11	14	7	1	2	35
NLA of expiring leases (sf)	40,526	35,759	29,806	1,550	27,416	135,057
Expiries as % of mall's total leased area	30.0%	26.5%	22.1%	1.1%	20.3%	100.0%
Expiries as % of mall's total GRI	32.1%	29.0%	23.7%	1.4%	13.8%	100.0%

1 Includes the gross floor area of Tiong Bahru Plaza and Central Plaza.

2 Includes 2,634 sqm (28,355 sf) currently used as CSFS space.

3 Valuation done by Savills Valuation And Professional Services (S) Pte. Ltd. as at 30 September 2025.

4 Based on committed leases; vacancy and CSFS space are excluded.