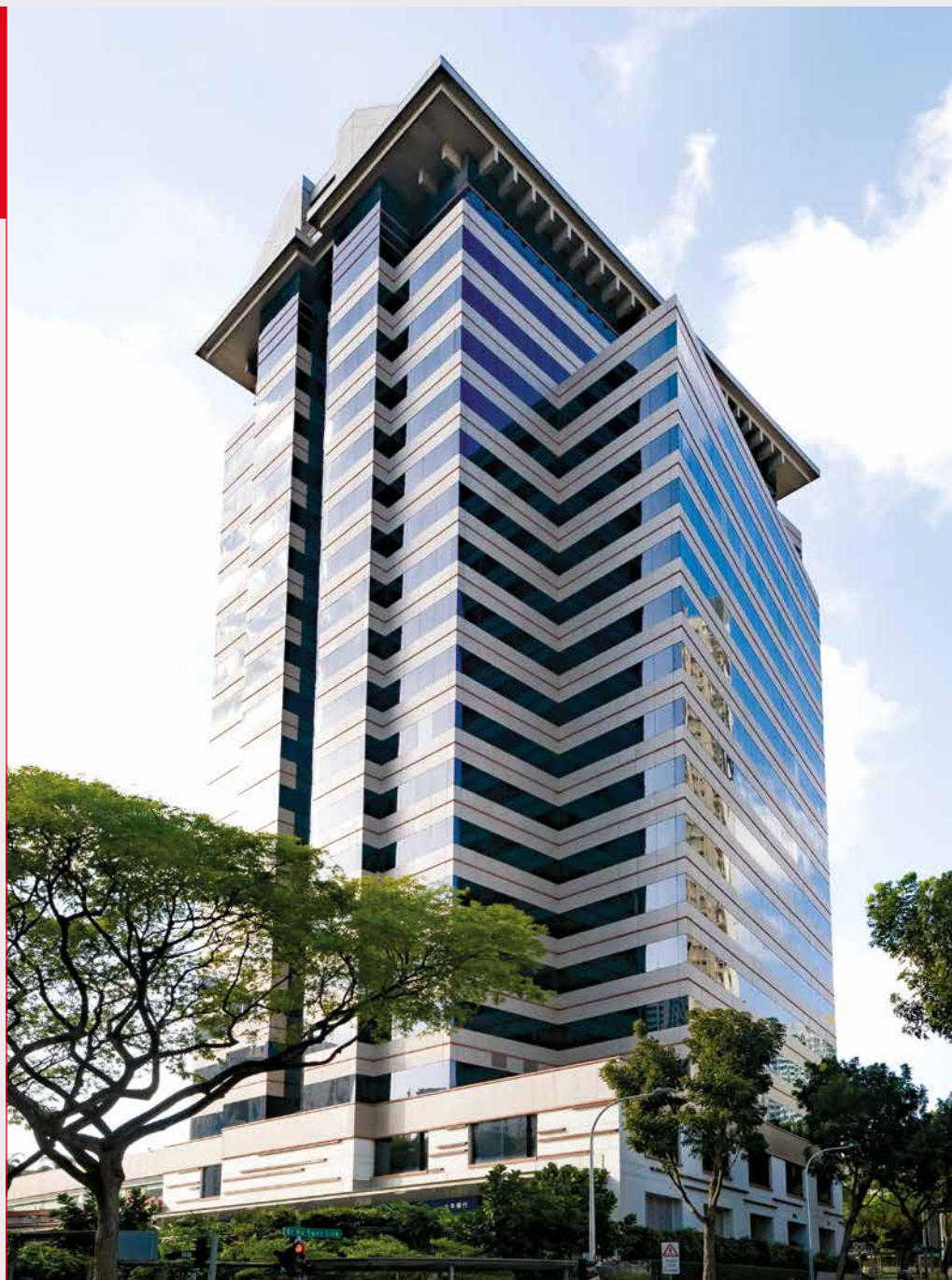


PROPERTY PROFILES

CENTRAL PLAZA

Central Plaza is a 20-storey office building, forming part of the mixed-use development comprising the shopping mall Tiong Bahru Plaza and Central Plaza. Central Plaza is directly connected to Tiong Bahru Plaza and both share a common car park with 338 parking lots. It offers excellent location advantage with close proximity to the Central Business District that is complemented with connection to public transport system and the amenities of an adjacent shopping mall.

**Description:**

Office building comprising 20 storeys and 3 basement levels

Address:

298 Tiong Bahru Road, Singapore 168730

Gross Floor Area¹:

48,235 sqm (519,202 sf)

Net Lettable Area²:

15,949 sqm (171,679 sf)

Car Park Lots:

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

Title:

99-year leasehold commencing 1 September 1991

Year Acquired by FCT:

2020

Valuation³:

\$219.0 million

Green Building**Certification:**

BCA Green Mark Platinum

Annual Shopper Traffic:

Not applicable

Key Tenants:

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

Mall Performance Highlights

Financial Year ended 30 September	FY24	FY23	Increase/ (Decrease)
Gross Revenue (\$'000)	11,442	10,250	11.6%
Property Expenses (\$'000)	3,581	3,603	(0.6%)
Net Property Income (\$'000)	7,861	6,647	18.3%
Committed Occupancy	95.0%	95.3%	(0.3%-points)

TOP 10 TENANTS

As at 30 September 2024, Central Plaza has a total of 34 leases (FY23: 33) and 33 tenants (FY23: 32), excluding vacancy. The top 10 tenants contributed collectively 63.9% (FY23: 65.6%) of the total GRI.

Top 10 Tenants as at 30 September 2024	% of Mall's GRI
National Council of Social Service	11.7%
JustCo (Singapore) Pte. Ltd.	8.9%
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.	4.7%
BGC Group Pte. Ltd.	3.1%
Agency For Integrated Care Pte. Ltd.	2.8%
Total	63.9%

LEASE EXPIRY PROFILE⁴

As at 30 September 2024	FY25	FY26	FY27	FY28	FY29 and beyond	Total
Number of expiring leases	7	12	12	1	2	34
NLA of expiring leases (sf)	27,998	40,956	30,840	8,977	27,416	136,187
Expiries as % of office's total leased area	20.6%	30.1%	22.6%	6.6%	20.1%	100.0%
Expiries as % of office's total GRI	21.5%	32.5%	25.2%	6.9%	13.9%	100.0%

1 Gross Floor Area includes area of Tiong Bahru Plaza and Central Plaza.

2 The NLA 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 2024.

4 Based on committed leases as at 30 September 2024; vacant floor area and CSFS area are excluded.