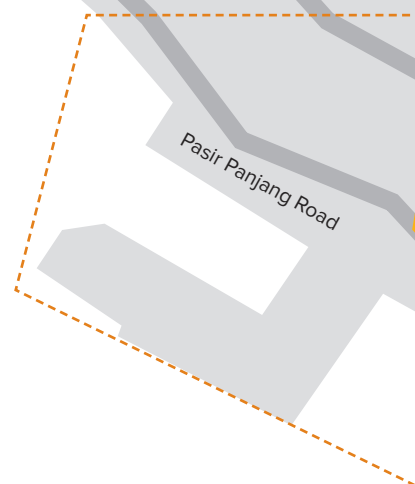


## Portfolio Overview



**MCT's portfolio comprises four properties located in Singapore's Alexandra Precinct, HarbourFront Precinct and the Central Business District.**

①

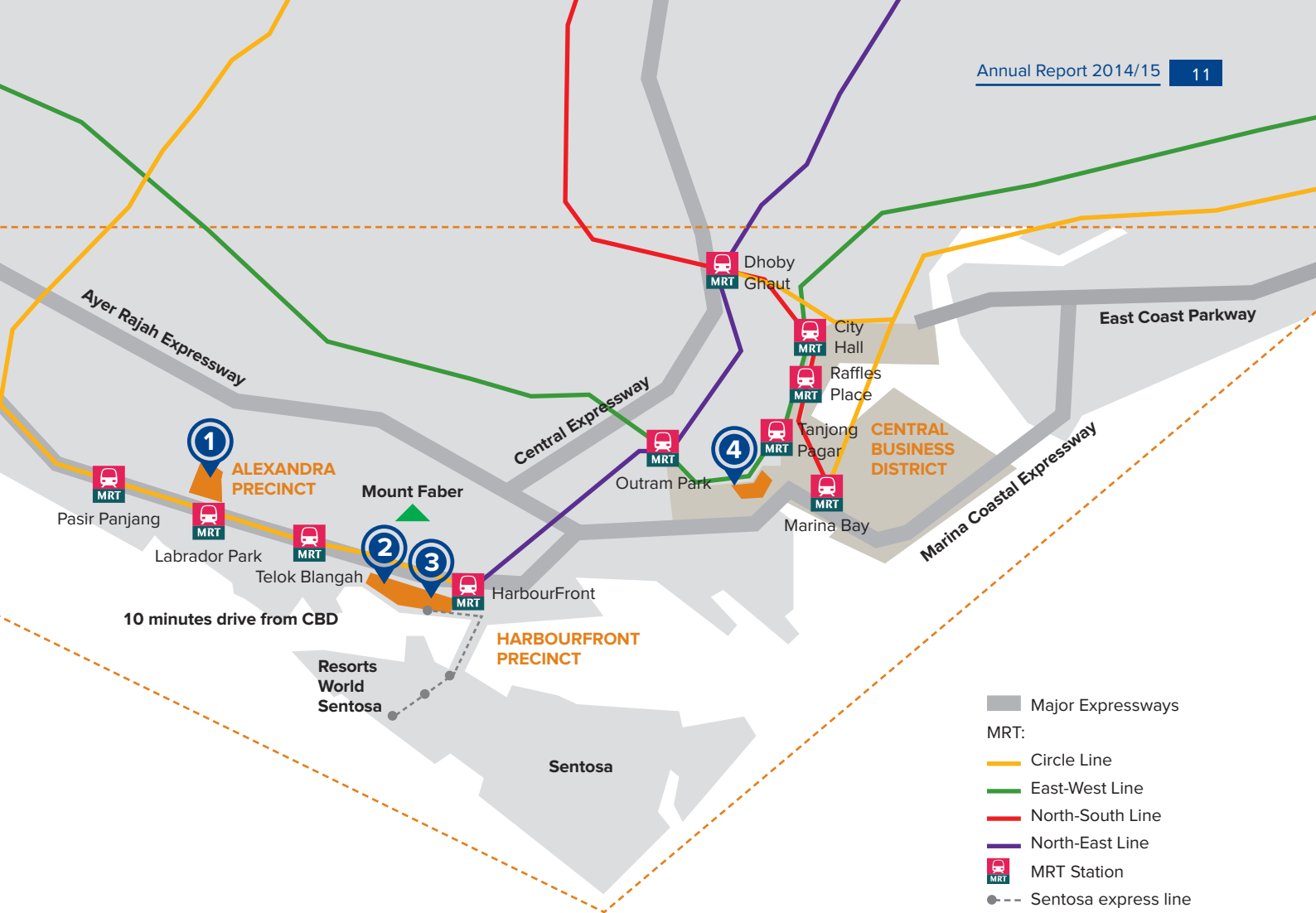
### PSA Building

An established integrated development with a 40-storey office block and a three-storey retail centre, Alexandra Retail Centre ("ARC"), with an aggregate Net Lettable Area ("NLA") of about 522,000 sq ft. PSAB's excellent location within the Alexandra Precinct, a short distance from the Central Business District ("CBD"), makes PSA Building an ideal office location for companies who prefer a quality office location outside the CBD. ARC offers a wide range of amenities and food & beverage offerings to the working population in the vicinity.

②

### Bank of America Merrill Lynch HarbourFront

A premium six-storey office building with a NLA of about 217,000 sq ft occupied by Bank of America Merrill Lynch. Completed in August 2008, it features modern office specifications such as large and efficient column-free rectangular floor plates of approximately 46,000 sq ft and integrated suspended ceiling and raised floors.



3

### VivoCity

Singapore's largest mall with about 1.04 million sq ft of NLA spread over a three-storey shopping complex and two basement levels. VivoCity is positioned as a family, tourist and lifestyle destination in Singapore, offering visitors a unique waterfront shopping and dining experience. Its strategic location in the heart of the HarbourFront Precinct and excellent connectivity allowed it to attract 53.2 million visitors in the year ended 31 March 2015.

4

### Mapletree Anson

A 19-storey premium office building located in the Tanjong Pagar micro market of the CBD with NLA of about 331,000 sq ft. Acquired by MCT in 2013, Mapletree Anson is one of the newest office buildings in the CBD with Grade-A specifications. It is also one of the first buildings in Singapore awarded the Green Mark Platinum certification by the BCA. It is well connected to major arterial roads and expressways and located within a two minute walk from the Tanjong Pagar MRT Station.

## Portfolio Overview

# VivoCity

## Maintained Strong Performance

**VivoCity maintained its strong performance with Revenue and NPI growth of 6.9% and 10.5% respectively for the year.**

As we executed our leasing strategy for expiring leases, we also focused on creating 15,000 square feet of retail space at Basement 1 as part of our AEI.

Tenant sales rose to a new record of S\$908.9 million despite some trading downtime due to the AEI works.

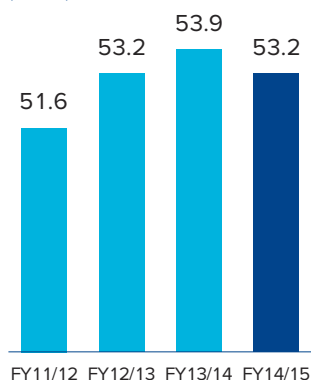
We also continued to capitalise on VivoCity's unique features and scale to organise large-scale events to create distinctive experiences for our shoppers.

### Shopper Traffic

## 53.2m

FY14/15

(million)

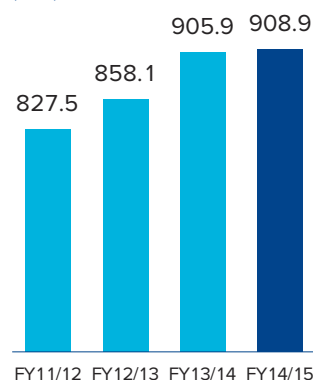


### Tenant Sales

## S\$908.9m

FY14/15

(S\$m)



Superdry Store - first standalone store in Singapore



# Superdry watches





## Portfolio Overview

### VivoCity

#### Property Information

<b>Description</b>	A 3-storey shopping complex with 2 basement levels and a 7-storey annexe carpark
<b>Net Lettable Area</b>	1,043,550 sq ft
<b>Number of Leases</b>	322
<b>Car Park Lots</b>	2,179
<b>Title</b>	Leasehold 99 years from 1 October 1997
<b>Gross Revenue</b>	S\$184.3 million
<b>Net Property Income</b>	S\$135.6 million
<b>Market Valuation (as at 31 March 2015)</b>	S\$2,461 million
<b>Occupancy<sup>1</sup></b>	97.5%
<b>Key Tenants</b>	VivoMart, Golden Village, Tangs, H&M, Best Denki
<b>Awards and Accolades</b>	<ul style="list-style-type: none"> <li>• Winner, Best Family-Friendly Mall - AsiaOne People's Choice Awards 2014</li> <li>• Top 3, Best Shopping Centre (City) - AsiaOne People's Choice Awards 2014</li> <li>• Gold, New Media, Social Media Digital - Asia-Pacific Shopping Center Awards 2014, International Council of Shopping Centers</li> <li>• Outstanding Efforts in Advertising &amp; Promotions, Singapore Retailers Association (SRA) Shopping Centre Awards 2014</li> </ul>

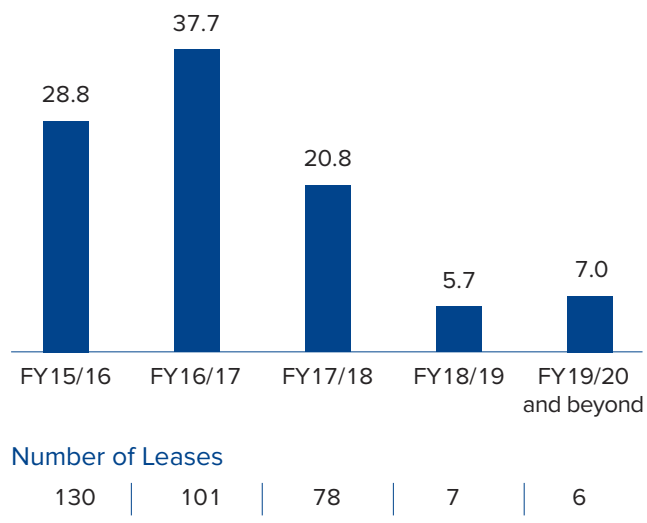
<sup>1</sup> Committed occupancy for VivoCity as at 31 March 2015 is 99.5%.





### VivoCity Lease Expiry Profile by Gross Rental Revenue (as at 31 March 2015)

(%)



### VivoCity Trade Mix by Gross Rental Revenue (as at 31 March 2015)



1 Others include Retail Bank, Optical, Medical, Services, Convenience and Education.





## Portfolio Overview

# VivoCity

Exciting and large scale activities









## Portfolio Overview



Candylicious – large scale candy store concept

## New concepts and brands at VivoCity



Party room and baking studio at Candylicious



Weekends



Steve Madden



Thomas Sabo





Muji



The Soup Spoon Union



Rabeanco



Sacoor Brothers



Etude House



Simply Toys



Mango - first flagship store in Singapore with kids' fashion



## Portfolio Overview

# PSA Building

Attained Green Mark Gold<sup>Plus</sup> Certification

During the year, PSA Building achieved the Green Mark Gold<sup>Plus</sup> award from the Building and Construction Authority in recognition of the green initiatives undertaken to improve operating efficiency and reduce energy consumption at the property.

Tenants continue to recognise PSA Building's quality and view Alexandra Precinct as an attractive alternative to the Central Business District.

ARC is contributing positively to the portfolio as a complete amenities centre, with food and beverage offerings, convenience shopping and services such as banking and medical clinics.





mapletree  
commercial

ARC

AUTHORIZED VEHICLES



## Portfolio Overview

# PSA Building

### Property Information

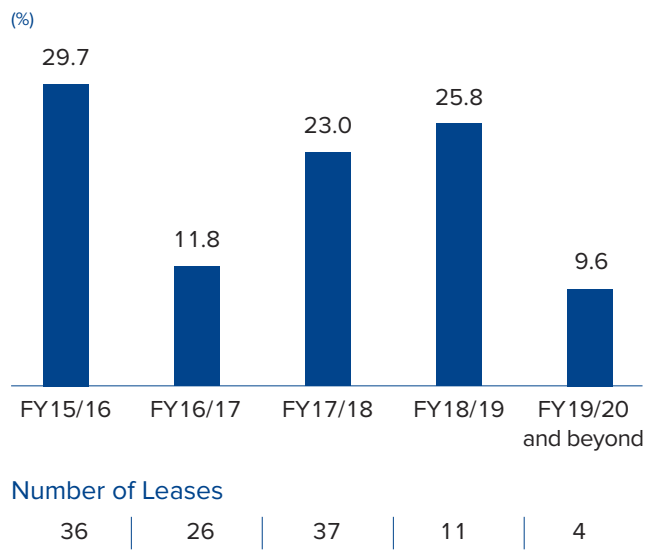
<b>Description</b>	Integrated development comprising a 3-storey retail centre and a 40-storey office building
<b>Net Lettable Area</b>	522,080 sq ft
<b>Number of Leases</b>	114
<b>Car Park Lots</b>	749
<b>Title</b>	Leasehold 99 years from 1 October 1997
<b>Gross Revenue</b>	S\$48.3 million
<b>Net Property Income</b>	S\$36.5 million
<b>Market Valuation (as at 31 March 2015)</b>	S\$735.0 million
<b>Occupancy<sup>1</sup></b>	95.4%
<b>Purchase Price</b>	S\$477.2 million
<b>Date of Purchase</b>	27 April 2011
<b>Key Tenants</b>	Office: PSA Corporation Limited, Casino Regulatory Authority, Bank of Singapore Limited  Retail: NTUC FairPrice, McDonald's, Auntie Kim's Korean Restaurant, KFC & PizzaHut Express, Canton Paradise

<sup>1</sup> Committed occupancy for PSAB as at 31 March 2015 is 98.7%.

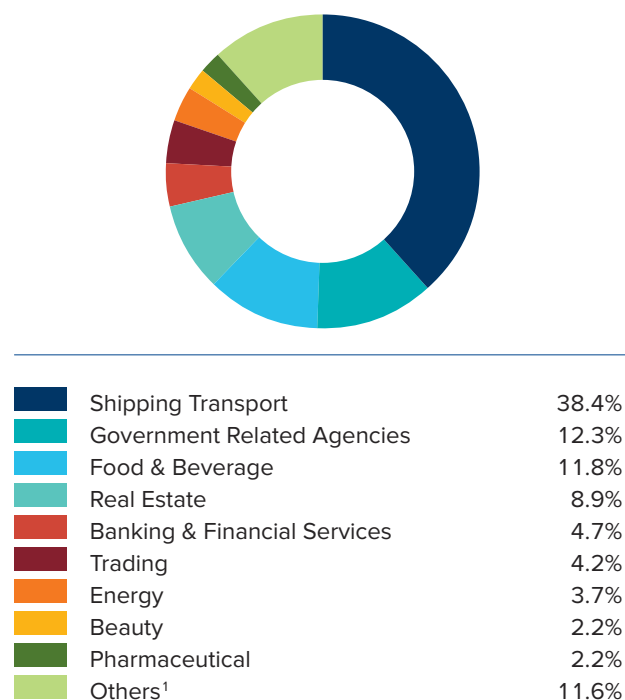




### PSAB Lease Expiry Profile by Gross Rental Revenue (as at 31 March 2015)



### PSAB Trade Mix by Gross Rental Revenue (as at 31 March 2015)



<sup>1</sup> Others include Hypermarket / Departmental Store, Consumer Services, Education, Medical, Insurance.





## Portfolio Overview

# Mapletree Anson

## Grade-A Office Building Specifications

Mapletree Anson remains one of the newest premium office buildings in the Tanjong Pagar micro-market with Grade-A building specifications such as large column-free floor plates of over 20,000 sq ft per floor.

The building has a strong tenant base of quality and well-known MNCs including Goldman Sachs, Sumitomo Corporation and Yahoo! Southeast Asia.

### Property Information

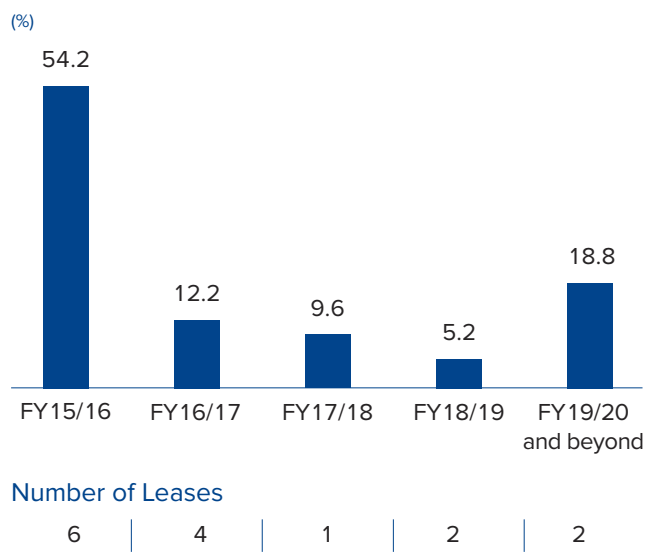
<b>Description</b>	19-storey office building in the CBD with Grade A building specifications
<b>Net Lettable Area</b>	331,027 sq ft
<b>Number of Leases</b>	15
<b>Car Park Lots</b>	80
<b>Title</b>	Leasehold 99 years from 22 October 2007
<b>Gross Revenue</b>	S\$32.5 million
<b>Net Property Income</b>	S\$25.9 million
<b>Market Valuation (as at 31 March 2015)</b>	S\$689.0 million
<b>Occupancy<sup>1</sup></b>	87.5%
<b>Purchase Price</b>	S\$680.0 million
<b>Date of Purchase</b>	4 February 2013
<b>Key Tenants</b>	J. Aron & Company (Singapore) Pte., Sumitomo Corporation Asia Pte. Ltd., Yahoo! Southeast Asia Pte. Ltd.

<sup>1</sup> Committed occupancy for Mapletree Anson as at 31 March 2015 is 93.8%.

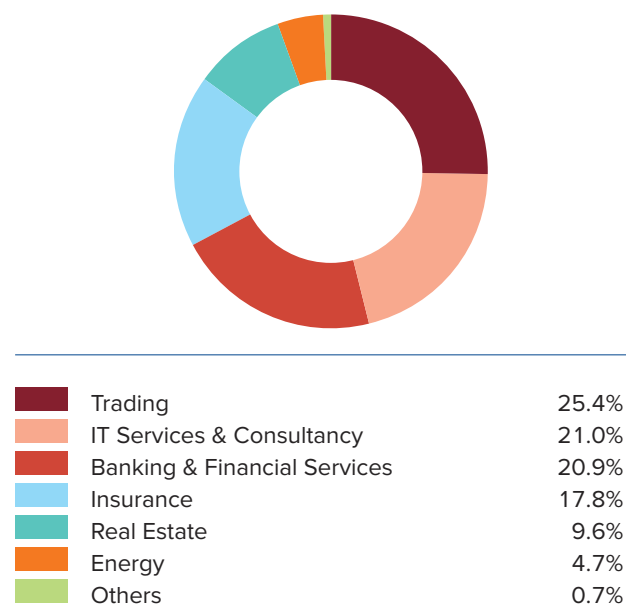




### Mapletree Anson Lease Expiry Profile by Gross Rental Revenue (as at 31 March 2015)



### Mapletree Anson Trade Mix by Gross Rental Revenue (as at 31 March 2015)





## Portfolio Overview

# Bank of America Merrill Lynch HarbourFront

Delivered Stable Income

MLHF continued to deliver stable income to MCT and had benefitted from cost saving initiatives.

### Property Information

<b>Description</b>	A 6-storey office building with a basement carpark
<b>Net Lettable Area</b>	216,561 sq ft
<b>Number of Leases</b>	1
<b>Car Park Lots</b>	93
<b>Title</b>	Leasehold 99 years from 1 October 1997
<b>Gross Revenue</b>	S\$17.4 million
<b>Net Property Income</b>	S\$13.7 million
<b>Market Valuation (as at 31 March 2015)</b>	S\$314.0 million
<b>Purchase Price</b>	S\$311 million
<b>Date of Purchase</b>	27 April 2011
<b>Occupancy</b>	100%
<b>Key Tenant</b>	Merrill Lynch Global Services Pte. Ltd.

#### Lease Expiry Profile

Lease to Merrill Lynch Global Services Pte. Ltd. expiring in November 2017.





