

6 BATTERY ROAD

Six  
Battery  
Road



>> With an impressive Baltic brown granite exterior, 6 Battery Road is a landmark 42-storey office building located in the heart of Raffles Place, Singapore's financial and commercial hub.



Building management team at 6 Battery Road

>> The building, which offers panoramic views of the Singapore River and Marina Bay, has an NLA of 45,910 sq m. Of the 79 tenants located there, key prominent ones include Standard Chartered Bank and Nomura Singapore Limited.

The main entrance lobby has hotel-like features, including a concierge service counter, sofa seating area, water feature and expansive back-lit onyx walls. There are 190 car park lots over three basement levels.

The objectives for 6 Battery Road are to optimise financial performance, strengthen its position as the leading office building in the Raffles Place area and provide tenants with a level of customer service that goes beyond conventional building management services.

## 6 BATTERY ROAD

### 6 Battery Road Key Statistics

As at 31 December 2005 or  
for the year ended 31 December 2005

Location	6 Battery Road
NLA	45,910 sq m
Title	Leasehold estate expiring 19 Apr 2825
Committed Occupancy	99.5%
Purchase Price (on acquisition)	S\$675.2m
Valuation (as at 1 December 2005)	S\$648.3m
No. Of Tenants	79
No. Of Car Parks Lots	190
Gross Revenue	S\$31.6m
Net Property Income	S\$23.7m

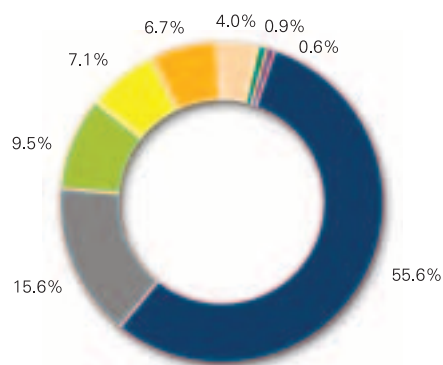
### 6 Battery Road Top 10 Tenants Committed

As at 31 December 2005

Tenant	Leased NLA (sq m)	% of Gross Rent
Standard Chartered Bank	14,067	26.7
Nomura Singapore Limited	4,932	9.9
Servcorp Battery Road Pte Ltd	1,892	4.7
ICAP AP (Singapore) Pte. Ltd. <sup>1</sup>	1,561	3.2
Sanetti Pte Ltd	1,128	3.1
Ariba International Singapore Pte. Ltd.	1,196	3.0
CB Richard Ellis (Pte) Ltd	1,454	3.0
Allianz Global Investors Singapore Limited	1,028	2.9
Symantec Singapore Pte Ltd	1,170	2.2
TSMP Law Corporation	770	1.8
<b>Total</b>	<b>29,198</b>	<b>60.5</b>

<sup>1</sup> Refers to ICAP AP (Singapore) Pte. Ltd., ICAP-Nittan Pte Ltd and Nittan Services Limited

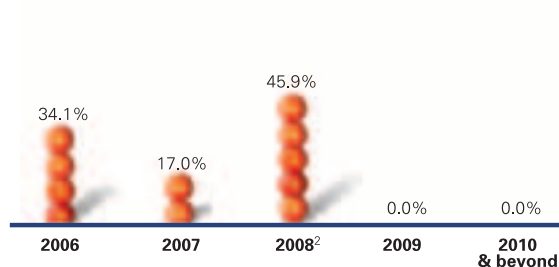
### 6 Battery Road Tenant Business Sector Analysis<sup>1</sup>



- Banking, Insurance & Financial Services
- Business Management/Consultancy Services/  
Business Activities
- Food & Beverage
- IT Services & Consultancy/Internet Trading
- Legal
- Real Estate & Property Services
- Telecommunication
- Others

<sup>1</sup> Based on Gross Rent for the month of December 2005

### 6 Battery Road Lease Expiry Profile<sup>1</sup>



<sup>1</sup> Based on expiring leases as a percentage of Gross Rent for the month of December 2005

<sup>2</sup> Includes a rent review lease