

Fact Sheet



As at 31 March 2018

Overview

Frasers Commercial Trust ("FCOT") is a leading developer-sponsored commercial real estate investment trust ("REIT") focusing on growing value for its Unitholders through proactive and disciplined asset management, financial management and investment management. FCOT is part of the Frasers Property Limited Group ("Frasers Property") and invests primarily in quality income-producing commercial properties. As at 31 March 2018 ("2QFY2018"), the portfolio comprises seven office and business space/park properties in Singapore, Australia and the United Kingdom with a total appraised value of approximately S\$2.2 billion.

FCOT strives to become a leading owner of quality commercial properties, a landlord of choice for businesses and a preferred investment choice among investors. This ambition is enabled by our unifying idea, which we share with our sponsor, Frasers Property.

Our unifying idea

Experience matters.

We believe our customers' experience matters.

When we focus on our customers' needs we gain valuable insights which guide our products and services. We create memorable and enriching experiences for our customers.

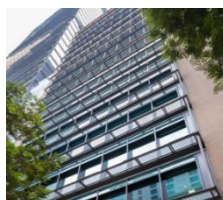
We believe our experience matters.

Our sponsor's legacy is valuable and inspires our approach. We bring the right expertise to create value for our customers. We celebrate the diversity of our staff and the expertise they bring, and we commit ourselves to enabling their professional and personal development.

Tickers	SGX: ND8U BBRG: FCOT SP Reuters: FRCR.SI
Date listed	30 March 2006
Total issued units	882.2 million (as at 31 March 2018)
Financial year end	30 September
Distribution for 2QFY18/ annualised distribution yield	2.40 Singapore cents/ 6.8% (based on closing Unit price of S\$1.430 as at 29 March 2018)
Distribution payment	Quarterly
Substantial Unitholder/ Sponsor	FCL (25%)
Manager of FCOT	Frasers Commercial Asset Management Ltd
Trustee of FCOT	British and Malayan Trustees Limited

Portfolio overview

S\$2.2 billion of assets in Singapore, Australia and the United Kingdom



55 Market Street,
Singapore



Alexandra Technopark,
Singapore



China Square Central, Singapore



Central Park, Perth,
Australia (50% interest)



Caroline Chisholm Centre, Canberra,
Australia



357 Collins Street, Melbourne,
Australia



Farnborough Business Park,
United Kingdom (50%
interest)

Investment proposition

Creating long-term value for unitholders		
Income stability	Solid fundamentals	Strategies to drive growth
<ul style="list-style-type: none"> Quality portfolio providing balance and diversity Well-spread lease expiry profile Healthy weighted average lease term to expiry Diversified tenant base Leases with contractual rent step-ups 	<ul style="list-style-type: none"> Sponsored and managed by Frasers Property, one of Singapore's top property companies with total assets of S\$28 billion as at 31 December 2017 Experienced management team with proven track record Overseas assets naturally hedged via local currency borrowings Healthy debt maturity profile and gearing Resilient and well-managed property portfolio 	<ul style="list-style-type: none"> Proactive asset management and asset enhancement initiatives Undertaking accretive acquisitions and portfolio rebalancing where appropriate Right of first refusal to more than S\$4.0 billion of commercial assets owned by Frasers Property

Financial highlights

Selected Financials (S\$ million)

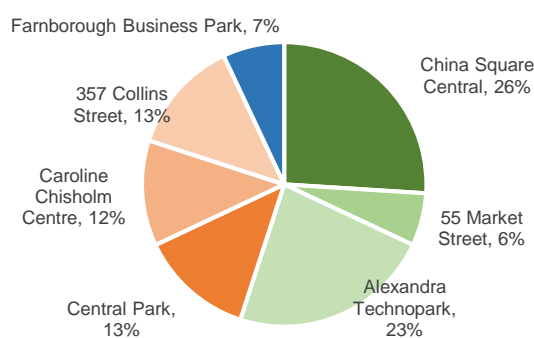
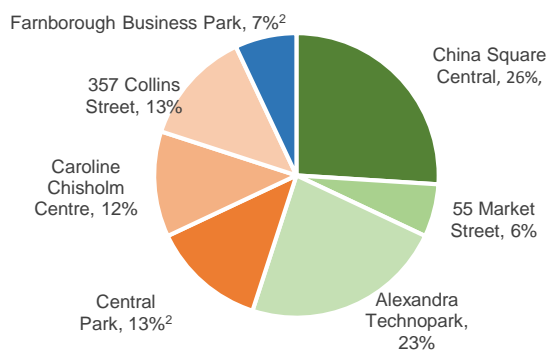
Gross revenue (S\$ million)	Cash net property income (S\$ million)	Distribution to Unitholders (S\$ million)																														
<table border="1"> <tr><td>118.2</td><td>118.8</td><td>142.2</td><td>156.5</td><td>156.5</td></tr> <tr><td>FY13</td><td>FY14</td><td>FY15</td><td>FY16</td><td>FY17</td></tr> </table>	118.2	118.8	142.2	156.5	156.5	FY13	FY14	FY15	FY16	FY17	<table border="1"> <tr><td>85.9</td><td>88.0</td><td>100.9</td><td>113.8</td><td>114.9</td></tr> <tr><td>FY13</td><td>FY14</td><td>FY15</td><td>FY16</td><td>FY17</td></tr> </table>	85.9	88.0	100.9	113.8	114.9	FY13	FY14	FY15	FY16	FY17	<table border="1"> <tr><td>51.4</td><td>57.3</td><td>67.8</td><td>77.6</td><td>78.6</td></tr> <tr><td>FY13</td><td>FY14</td><td>FY15</td><td>FY16</td><td>FY17</td></tr> </table>	51.4	57.3	67.8	77.6	78.6	FY13	FY14	FY15	FY16	FY17
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Asset size (S\$ million)	Net asset value per unit (S\$)	Distribution per unit (cents)																														
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Asset value by geographical segment as at 31 March 2018

Singapore	S\$1,226.0 million (55%)
Australia	S\$832.4 million (38%)
United Kingdom	S\$160.8 million (7%)
Total portfolio asset values	S\$2,219.2 million (100%)¹

Net property income by geographical segment for 2QFY2018

Singapore	S\$10.5 million (42%)
Australia	S\$12.0 million (49%)
United Kingdom	S\$2.1 million (9%)
Total portfolio net property income	S\$24.6 million (100%)³



¹ Based on book value as at 31 March 2018 converted to Singapore dollars. FCOT's 50% interest in Farnborough Business Park is held as a joint venture and is equity-accounted in the financial statements. See 2QFY18 Financial Statements for further information.

² FCOT holds 50% interest each in Central Park and Farnborough Business Park (held as a joint venture).

³ Based on the portfolio net property income for 2QFY18, including 50% share in the net property income for Farnborough Business Park (held as a joint venture and equity-accounted in the financial statements) for the period from 29 January 2018 (date of completion of acquisition) to 31 March 2018. The net property income for Farnborough Business Park includes reimbursements of lease incentives and rent guarantee for certain unlet units, among others, by the vendor in accordance with the terms of the acquisition (refer to announcement dated 14 December 2017 for details).

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