



**Fraser's 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 Fraser's Centrepoint Limited Group ("FCL") and invests primarily in quality income-producing commercial properties. As at 31 December 2017 ("1QFY2018"), the portfolio comprises six well-located, quality office and business space buildings in Singapore and Australia with a total appraised value of approximately S\$2.1 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, FCL.

#### Our unifying idea

##### Experience matters.

We believe our *customers'* experience matters.

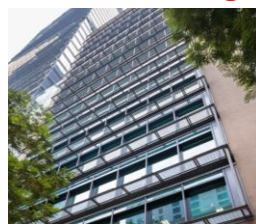
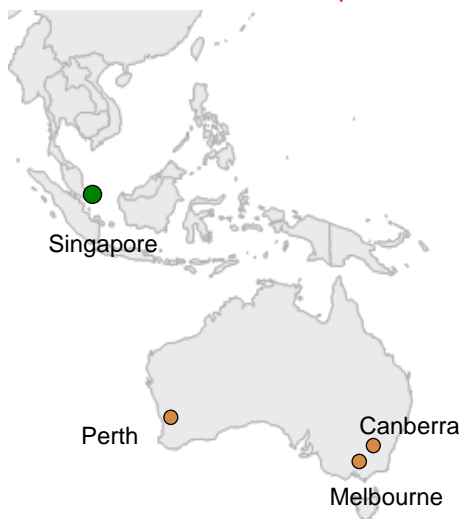
When we focus on our customers' needs we gain valuable insights which guide our products and services. We create memorable and enriching experiences for our customers.

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.

<b>Tickers</b>	SGX: ND8U BBRG: FCOT SP Reuters: FRCR.SI
<b>Date listed</b>	30 March 2006
<b>Total issued units</b>	810.7 million (as at 31 December 2017)
<b>Financial year end</b>	30 September
<b>Distribution for 1QFY18/annualised distribution yield</b>	2.40 Singapore cents/ 6.4% (based on closing Unit price of S\$1.490 as at 29 December 2017)
<b>Distribution payment</b>	Quarterly
<b>Substantial Unitholder/Sponsor</b>	FCL (27%)
<b>Manager of FCOT</b>	Fraser's Centrepoint Asset Management (Commercial) Ltd
<b>Trustee of FCOT</b>	British and Malayan Trustees Limited

## Portfolio Overview: S\$2.1 billion assets in Singapore and Australia<sup>1</sup>



55 Market Street, Singapore



Alexandra Technopark, Singapore



China Square Central, Singapore



50% Central Park, Perth



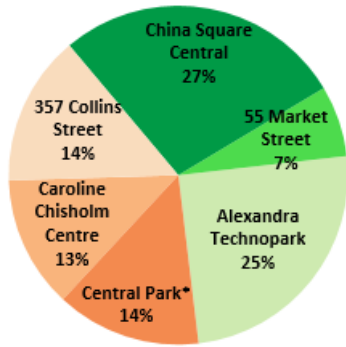
Caroline Chisholm Centre, Canberra



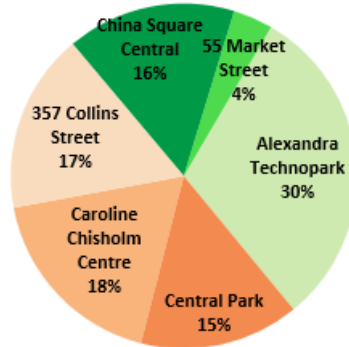
357 Collins Street, Melbourne

## Balanced portfolio of Singapore and Australian properties

**Asset Value<sup>1</sup>**

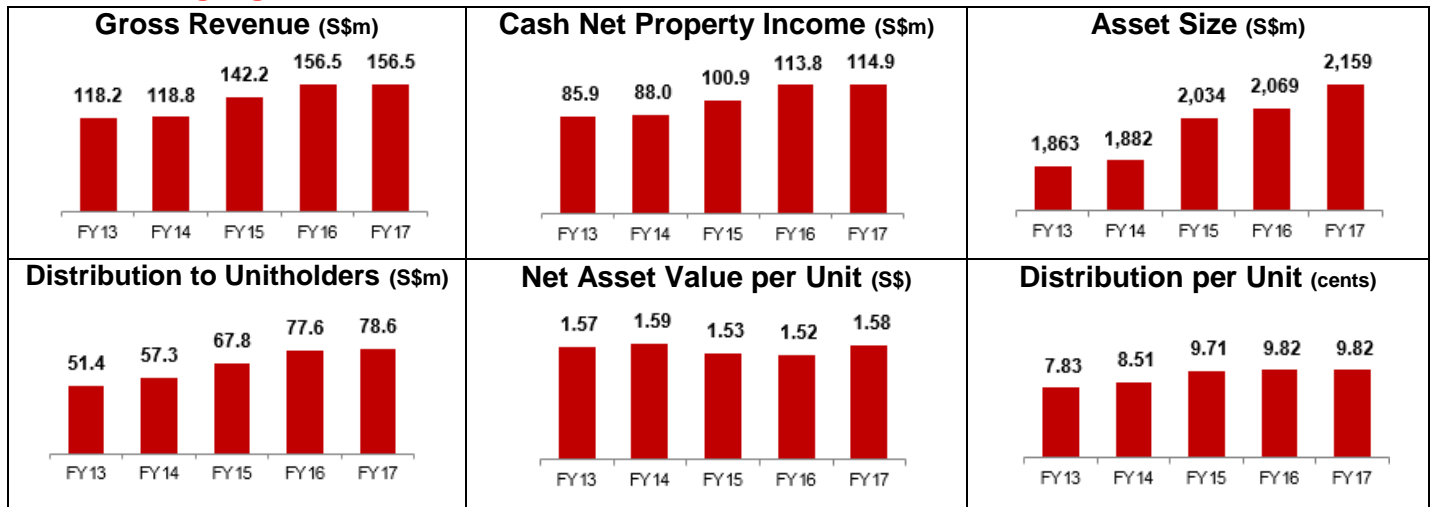


**Net Property Income<sup>2</sup>**



	Asset Value <sup>1</sup>	Net Property Income <sup>2</sup>
Singapore	S\$1,216.3 m (59%)	S\$12.5 m (50%)
Australia	S\$838.2 m (41%)	S\$12.4 m (50%)
<b>Total</b>	<b>S\$2,054.5 m (100%)</b>	<b>S\$24.9 m (100%)<sup>3</sup></b>

## Financial Highlights



## Investment Proposition

Income Stability	Solid Fundamentals	Strategies to Drive Growth
<ul style="list-style-type: none"> <li>✓ Quality portfolio providing balance and diversity</li> <li>✓ Well-spread lease expiry profile</li> <li>✓ Healthy weighted average lease term to expiry</li> <li>✓ Diversified tenant base</li> <li>✓ Leases with contractual rent step-ups</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sponsored and managed by FCL, one of Singapore's top property companies with total assets above S\$27 billion as at 30 September 2017</li> <li>✓ Experienced management team with proven track record</li> <li>✓ Overseas assets naturally hedged via local currency borrowings</li> <li>✓ Healthy debt maturity profile and gearing</li> <li>✓ Resilient and well-managed property portfolio</li> </ul>	<ul style="list-style-type: none"> <li>✓ Proactive asset management and asset enhancement initiatives</li> <li>✓ Undertaking accretive acquisitions and portfolio rebalancing where appropriate</li> <li>✓ Acquisition pipeline of quality assets provided by FCL</li> </ul>

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\* Reflects FCOT's 50.0% interest in Central Park.  
 1 As at 31 December 2017.  
 2 For the financial quarter ended 31 December 2017.