



Frasers Commercial Trust 2QFY09/10 Financial Results

22 April 2010

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→ Results

→ Portfolio review

→ Capital management

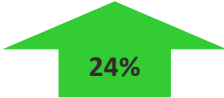




→ Moving Forward

Results

Key highlights:




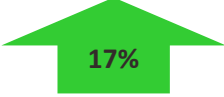

- Total distributable income of S\$14.5m for 2Q, ↑ 167% y-o-y
 - Available for distribution to Unitholders of S\$9.8m, ↑ 82% y-o-y
 - Available for distribution to CPPU holders of S\$4.7m
- Total distribution to be paid for 1H FY09/10
 - DPU of 0.56 cents, ↑ 15% y-o-y
 - Distribution per CPPU of 2.74 cents
- Contribution from ATP, better performance of Australian properties and lower financing costs contributed to increase in distributable income
- Portfolio weighted lease to expiry of 4.2 years
- Ebara Corporation has renewed their lease for another 5 years, (approximately 2% of portfolio gross rental income)
- One of Australia's major law firm DLA Phillips Fox, have agreed to a new 10 year lease over 2,642 sqm, approximately 4% of NLA of Central Park
- 80.3% of gross borrowings are hedged with no debt maturing till 2012

2Q DPU up 78% Y-o-Y

1 Jan 2010 – 31 Mar 2010 (S\$ '000)	2Q FY09/10	Y-o-Y Change (%)	Contributing factors
Gross Revenue	29,772	 24%	▪ Full quarter contribution from Alexandra Technopark, more favourable A\$ exchange rate
Net Property Income	23,608	 26%	▪ Increase in Gross Revenue carried through to NPI line
Total distributable income	14,484	 167%	▪ Higher Gross Revenue and NPI contribution plus lower Finance Costs
- Unitholders	9,839	 82%	▪ Higher Gross Revenue and NPI contribution plus lower Finance Costs
- CPPU holders	4,645	NM	▪ Full quarter distribution for CPPU holders
Distribution per CPPU Unit (Cents)	1.36	NM	▪ Full quarter distribution for CPPU holders
DPU (cents per Unit)	0.32	 78%*	▪ DPU increased Y-o-Y in line with distributable income

* Comparative DPU last year has been adjusted for an increase in units as a result of the August 2009 rights issue

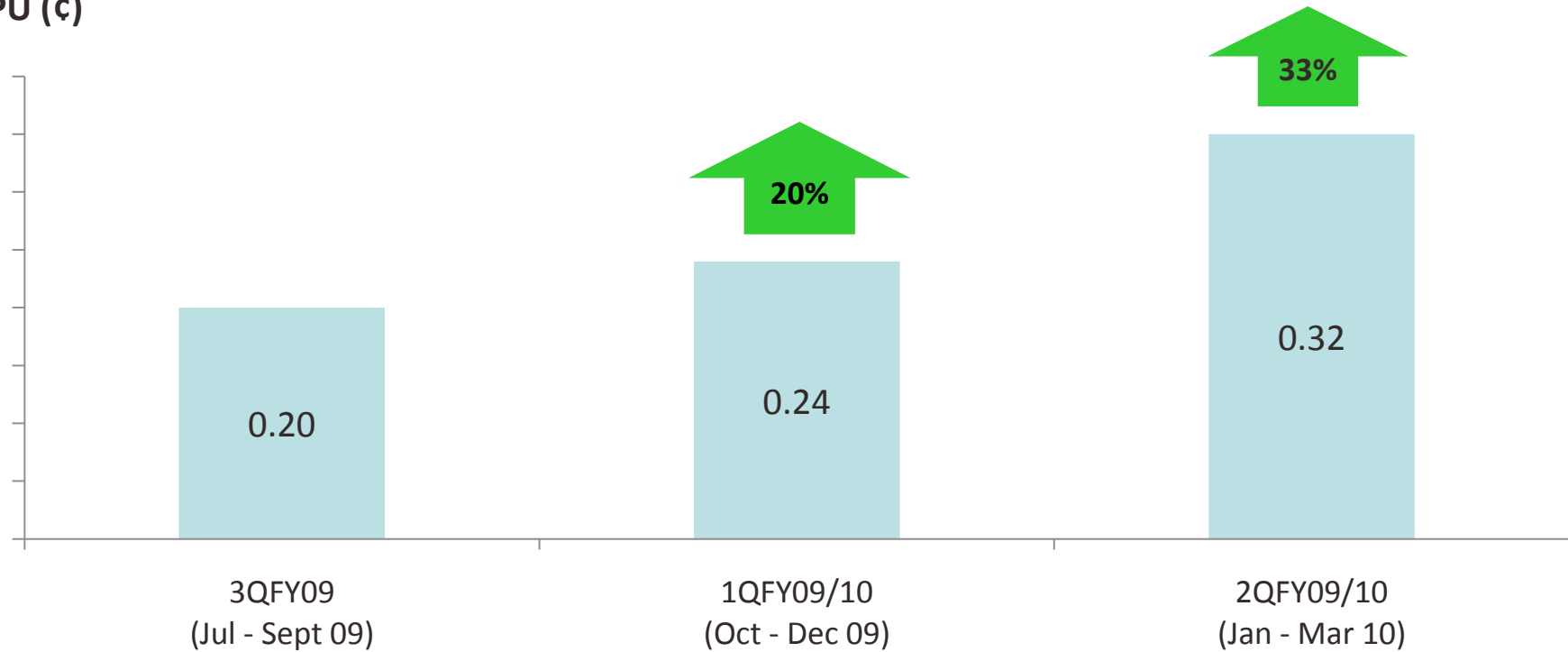
1H results lifted by improvement in 2Q

1 Oct 2009 – 31 March 2010 (S\$ '000)	1H FY09/10	Y-o-Y Change (%)	Contributing factors
Gross Revenue	59,421	 22%	▪ Full half year contribution from Alexandra Technopark, more favourable A\$ exchange rate
Net Property Income	47,110	 27%	▪ Increase in Gross Revenue carried through to NPI line
Total distributable income	26,629	 81%	▪ Higher Gross Revenue and NPI contribution and lower Finance Costs
- Unitholders	17,236	 17%	▪ Higher Gross Revenue and NPI contribution and lower Finance Costs
- CPPU holders	9,393	NM	▪ Full half year distribution for CPPU holders
Distribution per CPPU Unit (Cents)	2.74	NM	▪ Full half year distribution for CPPU holders
DPU (cents per Unit)	0.56	 15%*	▪ DPU increased Y-o-Y in line with NPI

* Comparative DPU last year has been adjusted for an increase in units as a result of the August 2009 rights issue

DPU increase by 60% since successful completion of refinancing and recapitalisation in end 2009

DPU (¢)



↑ Q-o-Q change

0.5619 cents per Unit and CPPU distribution to be paid on 27 May 2010

Distribution Period	1 October 2009 to 31 March 2010		
	Distribution of 0.5619 cents per Unit comprising:		
Ordinary Unit Distribution Rate	a) taxable income distribution of 0.3980 cents; and b) tax-exempt income distribution of 0.1639 cents		
		From 1 October 2009 to 8 March 2010*	From 9 March 2010 to 31 March 2010
CPPU Distribution Rate	a) taxable income distribution	1.6970 cents	0.2455 cents
	b) tax-exempt income distribution	0.6989 cents	0.1011 cents
	Total	2.3959 cents	0.3466 cents
Last day of trading on “cum” basis	Wednesday, 28 April 2010		
Ex-distribution trading commence	Thursday, 29 April 2010		
Distribution Books Closure Date	Monday, 3 May 2010 at 5.00 pm		
Distribution payment date	Thursday, 27 May 2010		

* Under the terms of the non-renounceable offer of CPPU by FCL Investments, it is entitled to receive a pro-rated portion of the CPPU distribution for the period from 1 October 2009 to (and including) the day immediately before the transfer of the CPPUs (8 March 2010) which is 2.3959 cents.

Portfolio review

Asset values supported by recent transactions completed in both Singapore and Perth

Singapore Assets	Valuation	SGD (millions)	Capital value psf
55 Market Street	September 2009 ²	S\$119.5	S\$1,657
China Square Central	September 2009 ²	S\$512.5	S\$1,392
KeyPoint	September 2009 ²	S\$283.0	S\$913
Alexandra Technopark	September 2009 ²	S\$345.0	S\$329

Recent sale transactions of office buildings in Raffles Place area were transacted at S\$1,527 to S\$1,630 per sq ft ³

Perth Asset	Valuation	AUD (millions)	Capital value psm
Central Park	November 2009 ²	A\$283.3 ¹	A\$8,543

There have been no transactions of Premium Grade properties in Perth

A brand new Grade A Building, Alluvion ⁴, recently transacted at A\$8,522/psm

¹ Represents FCOT's 50.0% indirect interest in the asset

² Previous valuation was carried out on 31 July 2009 and confirmed by the valuers at the respective dates. See 2QFY09/10 Financial Statements for further information

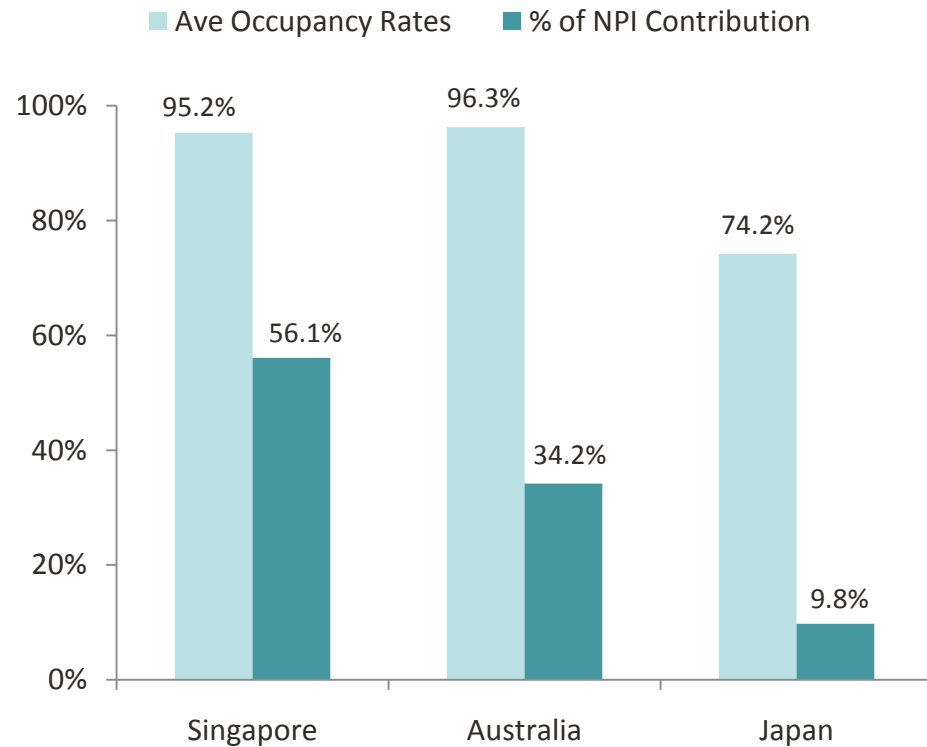
³ Business Times, "1 Finlayson Green sold, say sources", 8 March 2010

⁴ Colliers International Market Indicators Report, "Perth CBD Office" for Autumn 2010

Singapore and Australia occupancy rates >95% and contribute more than 90% of portfolio Net Property Income (“NPI”)

Key portfolio statistics	As at 31 March 2010
WALE by gross rental income	4.2 years
Ave Occupancy	92.4%

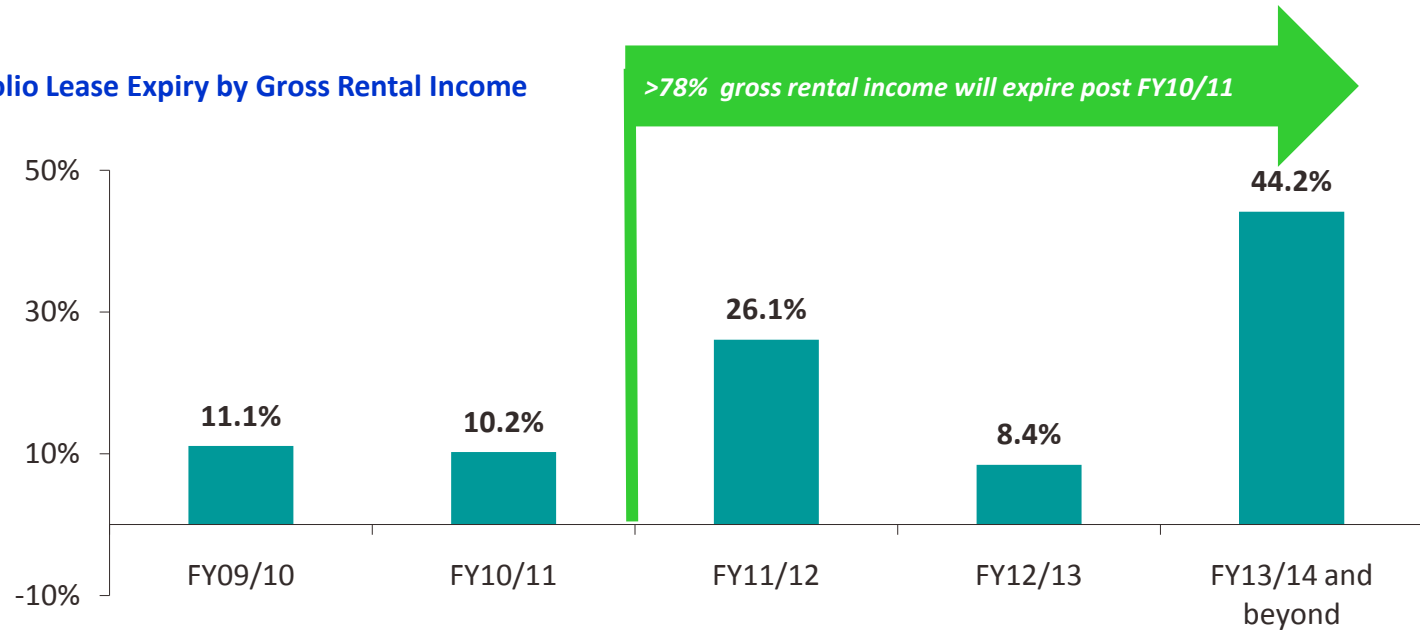
Geographical Occupancy and % of NPI Contribution



As at 31 March 2010. Excludes AWPf and retail turnover rent

Over 88% of gross rental income is secured

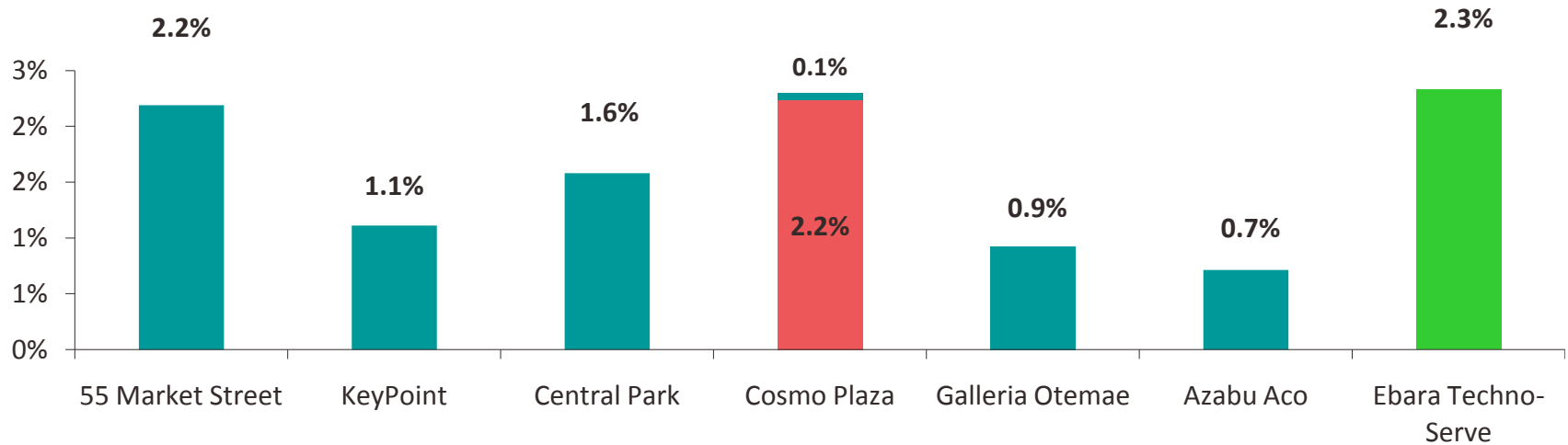
Portfolio Lease Expiry by Gross Rental Income



Number of leases expiring	52	82	66	25	23
NLA (sq ft) expiring	236,957	190,463	534,755	124,876	1,475,719
Expiries as % total NLA	8.5%	6.9%	19.3%	4.5%	53.2%
Expiries as % total Gross Rental Income	11.1%	10.2%	26.1%	8.4%	44.2%


Only 6.6% of effective gross rental income expiring for remaining FY09/10

Property Lease Expiry as a proportion of total Portfolio Gross Rental Income



Average passing rent	S\$7.40 psf pm	S\$5.6 psf pm	A\$354 psm pa	¥5,193 pt pm	¥15,114 pt pm	¥17,449 pt pm	¥9,366 pt pm
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 Renewed till 2015

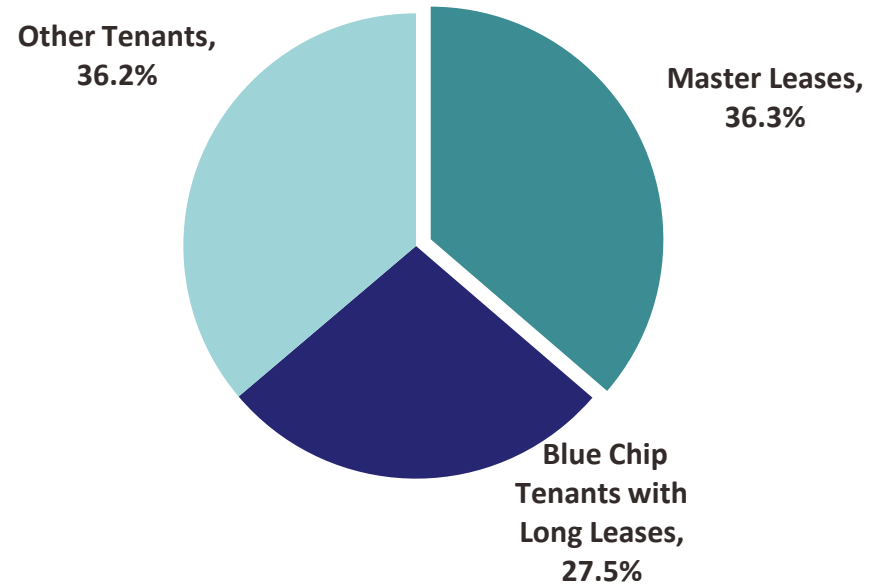
 Master Lessee is in financial difficulty, no further income is expected this year. Allowance for impairment has been provided

As at 31 March 2010. Excludes AWPF and retail turnover rent

Master lessees/ blue chip tenants with long leases contribute over 63% of total gross rental income

Master Leases		
Tenant	Lease Expiry	% (Gross Rental Income)
Alexandra Technopark – Orrick Investments Pte Ltd	Aug 2014	20.2%
China Square Central – Unicorn Square Limited	Mar 2012	16.1%
Total		36.3%

Blue Chip Tenants with Long Leases		
Tenant	Lease Expiry	% (Gross Rental Income)
Commonwealth of Australia (Centrelink)	Jul 2025	9.5%
Hammersley Iron Pty Ltd	Jun 2018	5.1%
WMC Resources Ltd	Aug/ Oct 2012	2.4%
Dabserv Pty Ltd (Mallesons Stephen Jaques)	Jun 2014	2.3%
Gabelle Pty Ltd (Minter Ellison)	Jun 2013	2.1%
Asguard Wealth Solutions	Jun 2013	2.0%
BHP Billiton Petroleum Pty Ltd	Nov 2015	1.8%
Plan B Administration Pty Ltd	April 2019	1.2%
Government Employees Superannuation Board (WA)	May 2017	1.1%
Total		27.5%



Master Lessees	+	Blue Chip Tenants with Long Leases	=	63.8% portfolio income secured
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As at 31 March 2010. Excludes AWPF and retail turnover rent

Almost 24% of gross rental income has built-in fixed rent step-ups of approximately 4.0% for FY09/10

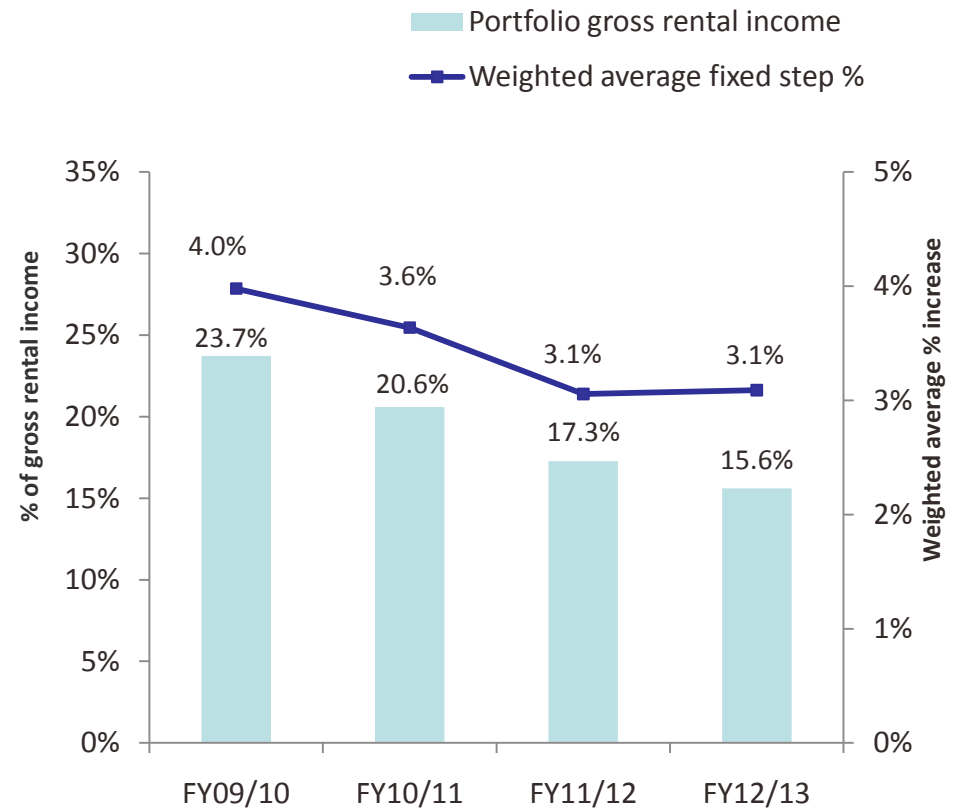
FY09/10 - Fixed % mid-term lease rent reviews

Property	Leases	Average fixed rent review	GROSS RENTAL INCOME	
			Property	Total Portfolio
KeyPoint	7	11.6%	2.0%	0.3%
55 Market Street	5	4.7%	35.4%	2.2%
Caroline Chisholm Centre	1	3.0%	100.0%	8.9%
Central Park	16	4.4%	55.2%	12.4%

FY09/10 - Other mid-term lease rent reviews

Property	Leases	Review mechanism	GROSS RENTAL INCOME	
			Property	Total Portfolio
Central Park	5	Market	29.6%	6.6%
Central Park	4	CPI	8.7%	2.0%

FY09/10 - 12/13 - Portfolio Fixed % reviews



KeyPoint

- **Tenancy activity:**
 - New leases commenced and existing tenants leased new space for expansion in 2QFY09/10
 - Non-renewals of 547 sqft were completely offset by new leases in 2QFY09/10 with net take up of 3,661 sqft

KeyPoint Leases	Number	NLA	Average rental S\$ psf pm
New leases & Expansion (commenced 2QFY09/10)	8	4,208	4.2
Renewals	8	9,532	4.0
Total	16	13,740	4.0



- **Completion of the Circle Line Nicoll Highway MRT:**
 - Opened on 17 April 2010, KeyPoint is now connected directly to Nicoll Highway MRT via a covered walkway

Central Park

- **New tenant:**
 - One of Australia's major law firm DLA Phillips Fox, have agreed to a new 10 year lease over 2,642sqm being two full floors in the high rise of Central Park with net signing rent of A\$725 psm pa; this lease accounts for 4% of Central Park NLA

Cosmo Plaza, Osaka

- **Tenancy activity:**
 - Three new tenants have committed to lease office space for 2 years, totaling 180 tsubo (or 6,399sf), around 2.9% of Cosmo Plaza NLA at average rent of ¥6,000 per tsubo pm

Ebara Techno-Serve Headquarters Building, Tokyo

- **Renewal:**
 - Ebara Corporation has renewed their lease for another 5 years from May 2010 until 2015. This lease contributes 2.3% of the portfolio gross rental income

Capital management

FCOT currently trading at substantial discount of 48% to NAV

Snapshot

	As at 31 March 2010 S\$'000
Total Assets	2,070,017
Total Liabilities	881,007
Unitholders' funds ¹	1,189,010
Units on Issue and Issuable	3,067,792,467
NAV per Unit (ex-DPU) (S\$)	0.27
Unit price (as at 22 April 2010) (S\$)	0.14

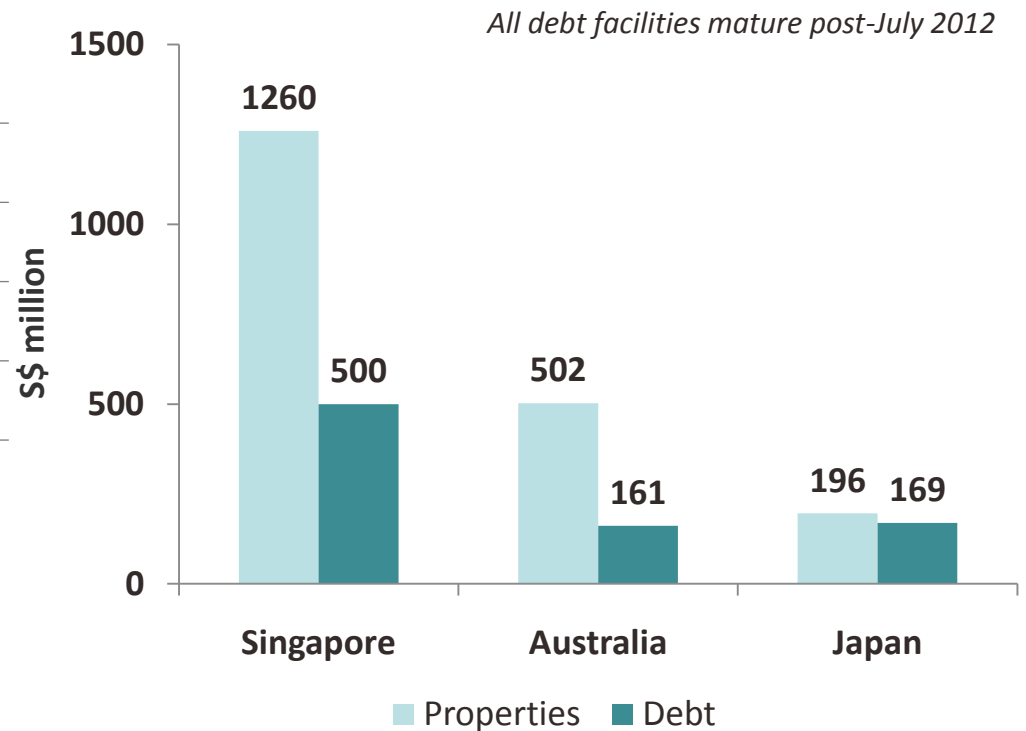
¹ Includes CPPU capital of S\$342.5m

No debt maturing until after July 2012

Debt statistics

	As at 31 March 2010
Gross Borrowings (S\$'000)	829,709
Gearing ¹	40.1%
Interest coverage ratio (times) ²	2.68
Average borrowing rate ³	3.8%

Borrowings and assets by currency



¹ Calculated as gross borrowing as a percentage of total assets

² Calculated as (net income before changes in fair values of investment properties, interest, other investment and derivative financial instruments, income tax and distribution and adding back certain non-recurring items/cash finance costs)/cash finance costs .See accompanying 2Q FY09/10 Financial Statements announcement for more details.

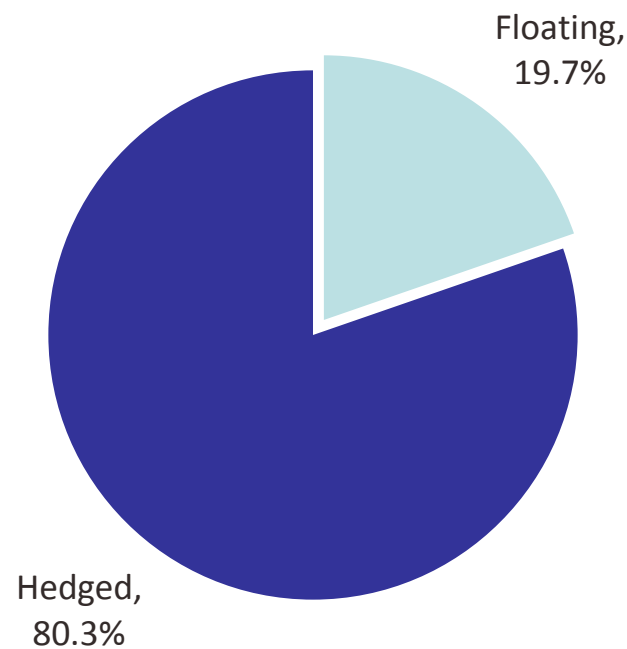
³ For quarter ended 31 Mar 2010

Hedged more than 80% of Gross Borrowings

Hedging Debt

As a % of:	As at 31 March 2010
SGD Borrowings	75.2%
AUD Borrowings	75.8%
JPY Borrowings	100.0%
Total Gross Borrowings	80.3%

Debt Composition – Floating vs Hedged



Moving forward

Improved economic outlook and stabilisation of rentals, increased demand for both Singapore and Perth CBD office space

▪ Perth

- Announcement of key resources sector projects coupled with the forecast economic recovery and improving business sentiment, leads to an increased in tenant demand ¹
- Average net face rent of A\$718 psm pa for premium grade buildings with occupancy at 94.3% in 1Q 2010 ²

▪ Singapore³

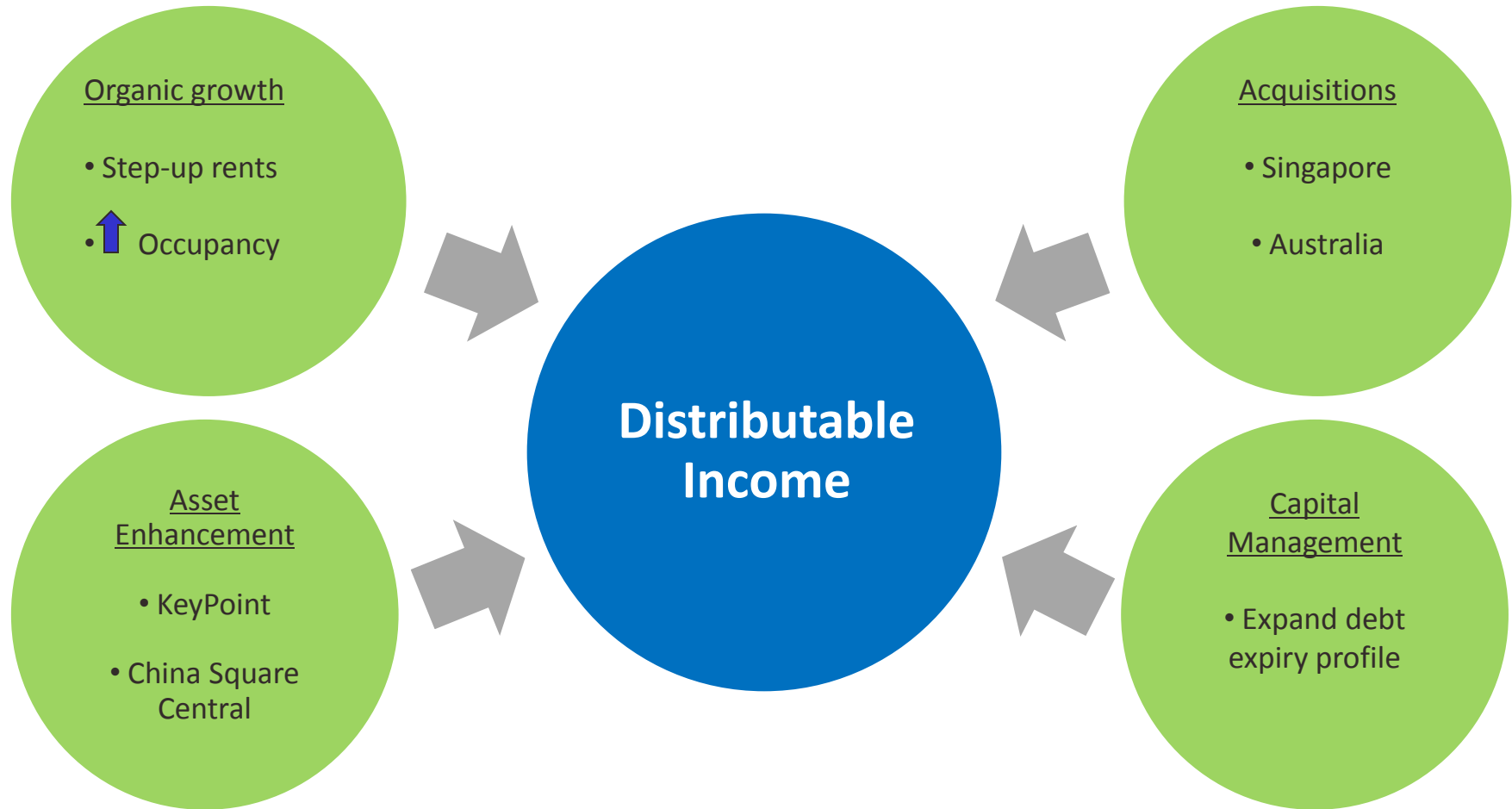
- Property market continued to improve in Q1 2010 in line with the economic recovery
- Rental values in the office sector are stabilising as demand picks up and sentiment improves

¹ Colliers International Market Indicators Report, "Perth CBD Office" for Autumn 2010

² CB Richard Ellis Marketview, "Perth Office" for First Quarter 2010

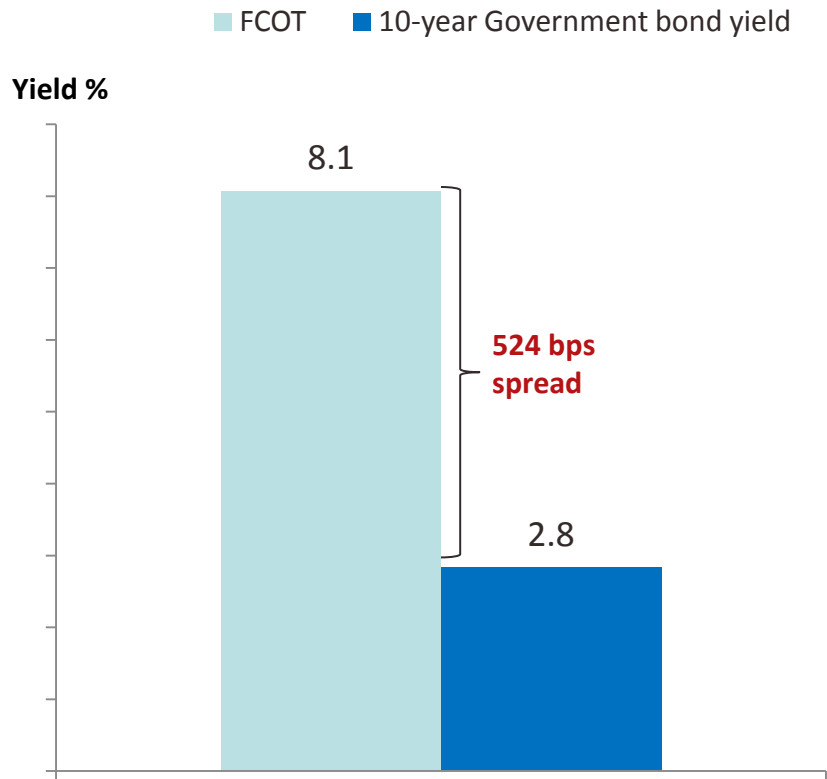
³ DTZ Research Property Times Singapore Q12010, "Market continues to improve", 9 April 2010

Continue to grow distributable income

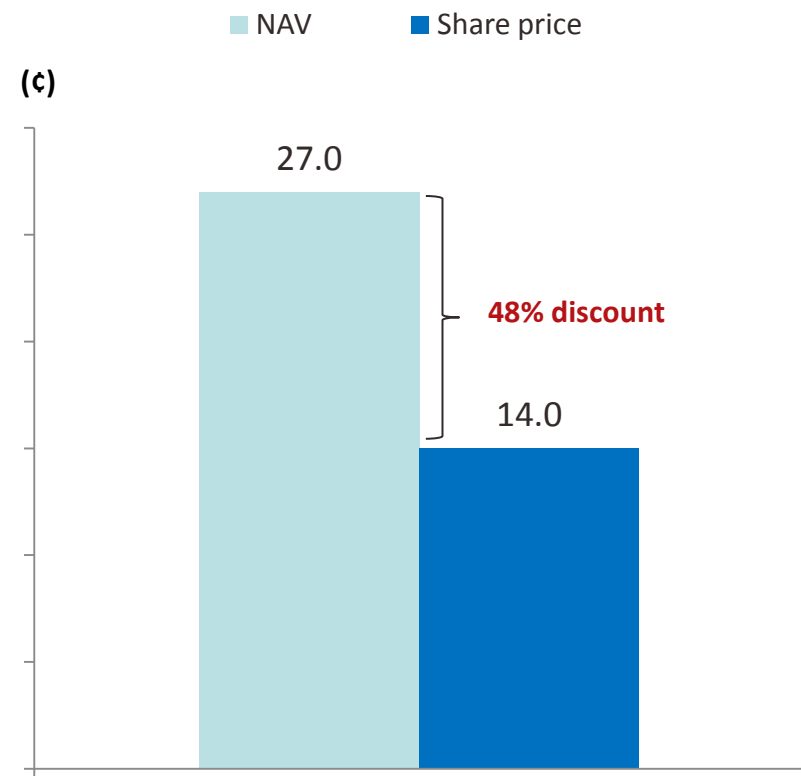


Trading at attractive yield & valuations

Yield¹ returns compared to Singapore 10-year bond²



NAV compared to share price³



1 Based on annualised DPU of 1.13 (¢) /FCOT closing price as at 22 Apr 2010

2 As at 31 Mar 2010. Source: Singapore Government Securities website

3 As at 22 Apr 2010

Thank you

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