Fact Sheet

As at November 2020

Overview
Frasers Hospitality Trust (FHT or the Trust) is the first global hotel and serviced residence trust to be listed in Singapore, comprising Frasers Hospitality Real Estate Investment Trust (FH-REIT) and Frasers Hospitality Business Trust (FH-BT). It is established with the principal strategy of investing globally, on a long-term basis, in income-producing real estate assets used primarily for hospitality purposes.

FHT provides investors exposure to one of the largest international hospitality portfolios by number of keys. Its geographically diversified portfolio of 15 quality assets are in prime locations across 9 key cities in Asia, Australia and Europe. With a combined appraised value of approximately S$2.25 billion (as at 30 September 2020), these 9 hotels and 6 serviced residences are: Novotel Melbourne on Collins, Novotel Sydney Darling Square, Sofitel Sydney Wentworth, Fraser Suites Sydney, InterContinental Singapore, Fraser Suites Singapore, ibis Styles London Gloucester Road, Park International London, Fraser Place Canary Wharf London, Fraser Suites Edinburgh, Fraser Suites Glasgow, Fraser Suites Queens Gate London, ANA Crowne Plaza Kobe, The Westin Kuala Lumpur and Maritim Hotel Dresden. Collectively, they have a total of 3,913 keys comprising 3,071 hotel rooms and 842 serviced residence units.

FHT is managed by Frasers Hospitality Asset Management Pte Ltd, the manager of FH-REIT, and Frasers Hospitality Trust Management Pte Ltd, the trustee-manager of FH-BT (collectively known as the Managers). The Managers are wholly-owned subsidiaries of Frasers Property Limited (FPL), the sponsor of FHT.

Our strengths
• Resilient and diversified portfolio comprising 15 quality assets, mostly in key gateway cities and within prime locations of each city
• Master lease and tenancy agreements provide downside protection and upside potential for future growth
• Independent hospitality trust platform, with flexibility to appoint international hotel chain operators and leverage on their networks and distribution channels
• Healthy balance sheet that supports acquisition growth
• Strong developer-sponsor in FPL, offering a robust pipeline of right of first refusal assets for injection into the Trust
• Investment mandate also gives full flexibility to the Trust to acquire third-party assets

Stock information

<table>
<thead>
<tr>
<th>Tickers</th>
<th>SGX: ACV</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Bloomberg: FHT SP</td>
</tr>
<tr>
<td></td>
<td>Reuters: FRHO.SI</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Date of listing</th>
<th>14 July 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total no. of issued stapled securities</td>
<td>1,926.1 million</td>
</tr>
<tr>
<td>Market capitalisation</td>
<td>Approximately S$0.78 billion</td>
</tr>
<tr>
<td>Distribution payment</td>
<td>Semi-annually</td>
</tr>
<tr>
<td>Financial year end</td>
<td>30 September</td>
</tr>
<tr>
<td>Sponsor</td>
<td>FPL (25.9%)</td>
</tr>
<tr>
<td>Strategic partner</td>
<td>TCC Group Investments (36.8%)</td>
</tr>
</tbody>
</table>

Portfolio

15 properties
9 cities
3,913 keys
S$2.25 billion portfolio value

As at November 2020
Financial highlights

Selected financials (S$ million) | FY2020 | FY2019 | Variance (%) |
--- | --- | --- | --- |
Gross revenue | 88.6 | 149.8 | -40.9 |
Net property income | 59.8 | 111.7 | -46.4 |
Income available for distribution | 29.9 | 83.9 | -64.4 |
Distribution to stapled securityholders | 26.9 | 83.9 | -67.9 |
Distribution per stapled security | 1.3982 cents | 4.4129 cents | -68.3 |

As at 30 September 2020

- Investment properties: S$2,029.6 million
- Property, plant and equipment: S$222.1 million
- Total assets: S$2,361.3 million
- Total borrowings: S$886.4 million
- Gearing: 37.7%
- Net asset value per stapled security: S$0.65
- Weighted average years to maturity: 3.62 years
- Unsecured debt: 96.3%
- Effective cost of borrowing: 2.3%
- Borrowings on fixed rates: 74.9%
- Interest cover: 2.3 times

We aim to deliver long-term growth in distribution and net asset value to our stapled securityholders.