PRESS RELEASE

Frasers Property Limited's PBIT[1] increased to S$906 million in 9M FY19

- Attributable profit rose 53% to S$600 million on the back of Frasers Property's large base of recurring income sources and fair value gains from portfolio management initiatives
- Maintained efforts to optimise capital productivity and diversify funding sources

SINGAPORE, 8 AUGUST 2019

Frasers Property Limited ("Frasers Property", and together with its subsidiaries, the "Group") today announced its financial results for its third quarter and nine months ended 30 June 2019 ("3Q FY19" and "9M FY19", respectively).

FINANCIAL HIGHLIGHTS

	3Q FY19 (S$ 'mil)	3Q FY18 (S$ 'mil) (restated[2])	Inc/(Dec) (%)	9M FY19 (S$ 'mil)	9M FY18 (S$ 'mil) (restated[2])	Inc/(Dec) (%)
Revenue	638.8	1,361.7	(53.1)	2,656.4	2,951.4	(10.0)
PBIT[1]	268.8	359.3	(25.2)	906.4	870.7	4.1
APBFE[3]	74.0	167.3	(55.8)	313.9	353.6	(11.2)
Fair Value Change	246.6	30.3	N/M	273.4	38.8	N/M
Exceptional Items	13.3	1.0	N/M	12.6	-	N/M
Attributable Profit	333.9	198.6	68.2	599.9	392.4	52.9

Mr Panote Sirivadhanabhakdi, Group Chief Executive Officer of Frasers Property, commented, "Our large base of recurring income sources continues to provide a good foundation to our earnings and helped to offset the inherent effects of lumpy development income contribution. In addition, our earnings in 9M FY19 benefitted from maiden contributions from our investment in PGIM Real Estate AsiaRetail Fund Limited ("PGIM ARF")."

"Over the past few months, as part of our active portfolio management efforts, we have entered into a partnership with a strategic long-term investor in Frasers Tower, invested in PGIM ARF, and divested stabilised investment properties to the Group's REITs. Effective portfolio management will remain our focus as we work to deliver long-term value for our stakeholders."

KEY HIGHLIGHTS IN YEAR-TO-DATE FY19

Frasers Property continues to actively manage its balance sheet to optimise capital productivity. In June 2019, it raised S$442.7 million[4] via an issuance of units in Aquamarine Star Trust, which holds Frasers Tower, to a long-term strategic investor. Following the issuance of units, Frasers Property and the strategic

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1 Profit before interest, fair value change, taxation, and exceptional items

2 The 3Q FY18 and 9M FY18 results have been restated to account for the retrospective adjustments on the adoption of the new financial reporting framework, Singapore Financial Reporting Standards (International) framework and new/revised SFRS(I) as detailed in Item 5 of the Group's 3Q FY19 Financial Statements and Dividend Announcement

3 Attributable profit before fair value change and exceptional items

4 Subject to post-closing adjustments and based on 50% of Aquamarine Star Trust's adjusted net asset value immediately after closing on an agreed property value of S$1.96 billion

investor each holds a 50% stake in Frasers Tower. More recently in July 2019, Frasers Property completed the divestment of its one-third stake[5] in Waterway Point to Frasers Centrepoint Trust for S$240.5 million[6] and announced the proposed divestment of 12 logistics and industrial properties in Germany and Australia to Frasers Logistics and Industrial Trust for S$481.8 million[7].

The Group continues to diversify its funding sources. In July 2019, the Group secured its fifth green loan following the receipt of a A$750 million term loan comprising a A$500 million five-year green loan tranche and a A$250 million five-year tranche. The green loan tranche is the first green loan in Singapore linked to the BCA Green Mark[8], incentivising sustainable practices through a pricing structure which offers interest cost savings if the two green properties it funds maintain the requisite green standards. In addition, Frasers Property issued a fourth series of perpetual securities, comprising a S$400 million tranche in April 2019 and a S$200 million tranche in July 2019, both of which have a 4.98% per annum distribution rate. In July 2019, the Group announced its intention to redeem the S$600 million 4.88% subordinated perpetual securities that was issued in September 2014.

The Group strengthened its presence in Singapore and Australia via several acquisitions in 3Q FY19. In Singapore, it acquired a ~53.7%[9] stake in PGIM ARF, which owns five retail properties near suburban MRT stations in Singapore, one office property in Singapore, and four retail properties in Malaysia. In Australia, Frasers Property Australia ("FPA") acquired 56 hectares of industrial land across three sites with an estimated total gross development value ("GDV") of S$493 million[10] and a residential site in Hardy's Road, Victoria, that can yield approximately 1,545 land units with an estimated total GDV of S$458 million[10].

LOOKING AHEAD

Frasers Property Singapore previewed its private residential development project Rivière in June 2019. 32[11] units were sold during the preview, and the team remains focused on marketing the project. Meanwhile, Seaside Residences' healthy sales momentum continued, with 90%[11] of the project's units sold as at 30 June 2019. On the retail front, the team will explore opportunities to collaborate and share experiences to enhance its mall offerings and better serve its communities.

On the residential front in Australia, 670 units[12] were sold while 1,410 units[12] were completed during the reporting period. Another 890 units[12] are expected to be completed over the rest of the financial year. On the commercial & industrial ("C&I") and retail development front, FPA completed and delivered nine assets, comprising two industrial assets and one retail asset with a combined GDV of S$54 million[13] sold to third parties, as well as five industrial assets with an investment value of S$135 million[13,14] and one industrial asset expansion with an investment value of S$5 million[13,14] to be retained on the Group's balance sheet. FPA is currently developing 14 new assets, comprising one commercial asset, two industrial assets and four retail assets with a combined GDV of S$506 million[10] to be sold, as well as seven C&I assets with an investment value of S$254 million[10,14] to be retained.

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5 Comprising 33⅓% of the total issued units of Sapphire Star Trust and 33⅓% of the issued share capital of FC Retail Trustee Pte. Ltd.

6 Based on Frasers Centrepoint Trust's announcement on the Singapore Exchange Securities Trading Limited ("SGX-ST") on completion of its acquisition of Waterway Point dated 11 July 2019

7 Based on S$/A$: 0.9500 and €1/S$: 1.5400 exchange rates as at 12 June 2019

8 The BCA Green Mark is a Singapore green building rating system to evaluate a building for its environmental impact and performance

9 Refer to FPL's announcement on the SGX-ST on its increase in shareholding in PGIM ARF dated 2 July 2019

10 Based on the exchange rate of S$/A$: 0.9429 as at 30 June 2019

11 Including options signed

12 Includes 100% of joint arrangements – joint operation and joint venture – and project development agreements

13 Based on the average exchange rate of S$/A$: 0.9645 over 9M FY19

14 Based on book carrying value in the Group's investment property portfolio

On the hospitality front, roll-out of the new and customised revenue management system to facilitate better yield management across all Frasers Hospitality properties will continue to be driven at both corporate and cluster levels. In addition, the Group will implement marketing strategies to ramp up occupancies at its newly-opened properties – Fraser Suites Hamburg, Germany; Fraser Residence Orchard, Singapore; and Capri by Fraser, China Square, Singapore. As at 30 June 2019, the Group has equity interests in and/or manages over 17,000 units and has around 4,000 units in the pipeline.

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About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Group"), is a multi-national company that develops, owns and manages a diverse, integrated portfolio of properties. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S$33.6 billion as at 30 June 2019.

Frasers Property's assets range from residential, retail, commercial & business parks, to logistics & industrial in Southeast Asia, Australia, Europe and China. Its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities across Asia, Australia, Europe, the Middle East and Africa. The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging its knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

Frasers Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust are focused on retail, commercial & business parks, and logistics & industrial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, Frasers Property Thailand is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on logistics and industrial properties in Thailand and is listed on the Stock Exchange of Thailand.

For more information on Frasers Property, please visit frasersproperty.com

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