

PRESS RELEASE
For Immediate Release

FCOT ended FY2014 on a high note with a full year distributable income of S\$57.3 million, up 11% year-on-year

- Full year DPU of 8.51 cents reaches a new high
- Singapore properties continue to benefit from the positive momentum in the office market
- Expiry of master lease at Alexandra Technopark will drive future growth
- Successfully completed the early refinancing of all existing term loan facilities and all properties are now fully unencumbered

Summary of FCOT's 4QFY14 and FY14 Results

	1/7/14 – 30/9/14 (4Q FY14)	1/7/13 – 30/9/13 (4Q FY13)	Change (%)	1/10/13 – 30/9/14 (FY14)	1/10/12 – 30/9/13 (FY13)	Change (%)
Gross Revenue (S\$'000)	31,828	28,812	10.5	118,838	118,197	0.5
Net Property Income (S\$'000)	23,805	21,882	8.8	90,554	90,936	(0.4)
Net Property Income (cash basis) (S\$'000)*	23,224	21,420	8.4	87,977	85,612	2.8
Income available for distribution to Unitholders and CPPU holders (S\$'000)	14,987	13,855	8.2	57,281	58,802	(2.6)
Less: Distribution to CPPU holders (S\$'000)	1	169	(99.4)	21	7,424	(99.7)
Distribution to Unitholders (S\$'000)	14,986	13,686	9.5	57,260	51,378	11.4
Distribution per CPPU Unit	1.38¢	1.38¢	-	5.50¢	5.50¢	-
Distribution Per Unit	2.21¢ ⁽¹⁾	2.08¢ ⁽²⁾	6.2	8.51¢ ⁽¹⁾	7.83¢ ⁽²⁾	8.7

* Net property income excluding the effects of recognising accounting income on a straight line basis over the lease term and the Japanese properties which were divested on 25 October 2012.

(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 676.7 million.

(2) The number of Units used to calculate the amount available for distribution per Unit is 659.1 million.

Singapore – 20 October 2014 – Frasers Centrepoint Asset Management (Commercial) Ltd ("FCAMCL" or the "Manager"), the manager of Frasers Commercial Trust ("FCOT", SGX:FrasersComTr), is pleased to announce that the distributable income to Unitholders increased 11.4% to S\$57.3 million for the financial year ended 30 September 2014 ("FY14"), a new high for the Trust. Correspondingly, the DPU of 8.51 cents for the full year recorded a new high.

Mr Low Chee Wah, Chief Executive Officer of the Manager, said "The Trust delivered another year of good performance and the DPU of 8.51 cents marks the fifth consecutive year in DPU growth since the completion of the recapitalisation exercise. The good performance was driven

by the properties in Singapore which continued to benefit from the positive momentum in the Singapore office market. China Square Central continues to reap the benefits from the positive effects of the Precinct Master Plan and asset enhancement initiatives which were completed a year ago, whilst the expiry of the master lease at Alexandra Technopark in August 2014 will drive further growth in the future.”

Strong performance of China Square Central and the expiry of master lease at Alexandra Technopark led to robust growth in distributable income

Gross revenue for FY14 of S\$118.8 million was up 0.5% as compared to the financial year ended 30 September 2013 (“FY13”), mainly driven by the higher occupancy and rental rates achieved by China Square Central and higher revenue contribution from the underlying leases following the expiry of the master lease at Alexandra Technopark. The gross revenue for the Singapore properties was up 9.3%, although this was offset by the weaker performances of the Australian properties mainly due to the weaker Australian dollar.

Net property income (“NPI”) for FY14 of S\$90.6 million was marginally lower by 0.4% compared to FY13. The weaker Australian dollar and slightly higher expenses incurred for Caroline Chisholm Centre due to repair and maintenance and painting works undertaken led to the lower NPI in FY14. Excluding the divested Japanese properties¹ and the effects of recognising accounting income on a straight line basis over the lease term, NPI (cash basis) for FY14 would be S\$88.0 million, up 2.8% year-on-year. The Singapore properties achieved a higher NPI of 9.0% year-on-year, attributable to the better performance of China Square Central and the expiry of the master lease at Alexandra Technopark.

To manage the impact of the weaker Australian dollar, net cash flows from the Australian properties have been hedged. As such, the impact of the weaker Australian dollar was slightly mitigated by a realised gain on forward currency contracts of S\$0.1 million and lower interest expense on the Australian dollar denominated loans.

DPU for FY14 of 8.51 cents recorded a new high, up 8.7% year-on-year. Lower interest costs as a result of the weaker Australian dollar and savings in Series A CPPU distribution also boosted the DPU for FY14. The Manager will be implementing the distribution reinvestment plan (“DRP”) for the financial quarter ended 30 September 2014 (“4QFY14”). The DRP provides Unitholders with the option to receive their distributions declared, either in the form of Units or cash or a combination of both.

The distribution of 2.21 cents per Unit for 4QFY14 will be paid out on 28 November 2014. The distribution books closure date for the Units is 29 October 2014.

Singapore properties continue to benefit from the positive momentum in the office market

As at 30 September 2014, the Trust achieved a healthy portfolio occupancy rate of 96.5%. The occupancy rates in Singapore and Australia were 97.4% and 94.9%, respectively. The portfolio

¹ The Japanese properties were divested on 25 October 2012.

WALE is about 3.9 years² and continues to be anchored by the long WALE of Caroline Chisholm Centre of 10.8 years.

As at 30 September 2014, 55 Market Street achieved 100.0% committed occupancy. The properties in Singapore continue to benefit from the positive momentum in the office market, achieving positive weighted average rental reversions of between 6.0%³ to 18.4%³ for leases which commenced in 4QFY14. During 4QFY14, demand for space in the properties came from tenants across a diverse range of industries, including legal, financial services, medical, energy and technology sectors. For FY14, the properties in the portfolio achieved positive weighted average rental reversions of between 13.7%⁴ to 21.4%⁴.

Valuation of the Singapore properties and net asset value (“NAV”) increased by 3.9% and 1.3%, respectively

Following an independent portfolio valuation commissioned by the Trust, on 30 September 2014, FCOT’s overall property portfolio value increased by S\$13.5 million or 0.7% year-on-year, to S\$1,824.9 billion. However, excluding the weaker Australian dollar, the overall property portfolio value increased by S\$33.3 million, up 1.8% year-on-year.

The higher valuation was mainly driven by the Singapore properties. The Singapore properties which comprise 66.6% of the portfolio value increased by 3.9%. Alexandra Technopark registered the highest increase in valuation by 8.2%, reflecting the higher rents from the underlying leases following the expiry of the master lease. The valuations for China Square Central and 55 Market Street increased by 1.0% and 0.9%, respectively, benefitting from continued rental growth. The higher valuation for the Singapore properties was off-set by the lower valuation for Central Park. Valuation of the Australian properties denominated in Australian dollar was 1.9% lower year-on-year.

As a result of the higher portfolio valuation, NAV per Unit increased from S\$1.57 as at 30 September 2013 to S\$1.59 as at 30 September 2014.

Expiry of master lease at Alexandra Technopark will drive further growth in future NPI and DPU

On 25 August 2014, the master lease with Orrick Investments Pte Ltd at Alexandra Technopark expired and was not renewed. Following the expiry, the underlying multi-tenant leases continue to subsist directly with the Trust. The expiry of the master lease provides immediate income uplift as the Trust will receive underlying rents which are significantly higher as compared to the fixed master lease rent. This will drive further growth in future NPI and DPU.

Savings from net redemption and conversion of Series A CPPUs boosted DPU in FY14

In FY14, 0.1 million Series A CPPUs were redeemed by the Trust and 12.0 million Series A CPPUs were converted by the Series A CPPU holders. A further 0.08 million Series A CPPUs were converted into new Units by the Series A CPPU holders on 1 October 2014. There are no

² Inclusive of the early renewal of underlying leases at Alexandra Technopark.

³ The weighted average rental reversions based on the area for new and renewed leases which commenced in 4QFY14 for the Singapore properties.

⁴ The weighted average rental reversions based on the area for new and renewed leases which commenced in FY14 for the properties.

longer any Series A CPPUs outstanding. Both the redemption and conversion of Series A CPPUs led to savings in Series A CPPU distributions, which boosted the DPU.

Successfully completed the early refinancing of all term loan facilities and all properties are now fully unencumbered

In September 2014, the Manager successfully completed the early refinancing of all existing term loan facilities. The new facilities, which ranged between 3 to 5 years, have been obtained on an unsecured basis. Hence, all properties of the Trust are now free of encumbrances. As a result of the early refinancing, the Trust would not have any debt maturing until FY17. The weighted average debt maturity has also been extended from 1.0 year to 4.3 years as at 30 September 2014.

In 4QFY14, the Trust has an interest coverage ratio of 4.3 times and an all-in interest rate of 2.7% per annum.

Looking ahead

Mr. Low said, “The Manager has laid a strong foundation for the future growth of the Trust. The properties in Singapore are poised to benefit from the continuous uptrend in rents, given the rental reversionary potential of the properties. Going forward, the Manager will continue its strategy of growing the Trust through organic and inorganic means.”

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About Frasers Commercial Trust

Frasers Commercial Trust (FCOT) is a commercial real estate investment trust (REIT) focused on growing shareholder value for its unitholders through active asset management, sound financial management and strategic investments. FCOT is sponsored by Frasers Centrepoint Limited (FCL).

FCOT invests primarily in quality income-producing commercial properties. As at 30 September 2014, its portfolio includes five quality commercial buildings located in Singapore and Australia, representing a combined appraised value of approximately S\$1.8 billion.

FCOT, formerly known as Allco Commercial REIT, was listed on the Main Board of Singapore Exchange Securities Trading Limited (SGX-ST) on 30 March 2006.

On 14 August 2008, Frasers Centrepoint Limited acquired the manager of FCOT and units in FCOT and renamed the manager of FCOT, Frasers Centrepoint Asset Management (Commercial) Ltd.

For more information on FCOT, please visit www.fraserscommercialtrust.com

About Frasers Centrepoint Limited

Frasers Centrepoint Limited (“FCL”) is a full-fledged international real estate company and one of Singapore’s top property companies with total assets of approximately S\$11.8 billion as at 30 June 2014. FCL has three core businesses focused on residential, commercial and hospitality properties spanning over 30 cities across Asia, Australasia, Europe, and the Middle-East.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”). The Company is also the sponsor of three real estate investment trusts listed on the Main Board of the SGX-ST, Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Hospitality Trust, which are focused on retail, office and business space, and hospitality properties respectively.

As a testament to its excellent service standards, best practices, and support of the environment, FCL is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraserscentrepoint.com.

IMPORTANT NOTICE

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FCOT and the Manager is not necessarily indicative of the future performance of FCOT and the Manager.