

For Immediate Release

FCT 2Q17 DPU held steady at 3.04 cents

- Average rental reversion for 2Q17 at +4.1%
- AEI works at Northpoint proceeding on schedule, leasing interest for the reconfigured areas remains strong

Singapore, 25 April 2017 – Frasers Centrepont Asset Management Ltd. (“FCAM”), the manager of Frasers Centrepont Trust (“FCT”), is pleased to announce distribution per unit (“DPU”) of 3.04 cents for the period from 1 January to 31 March 2017 (“2Q17”).

Gross revenue for 2Q17 was \$45.7 million, down 2.9% year-on-year, due mainly to lower contribution from Northpoint which is undergoing asset enhancement initiative (AEI) works, but partially offset by higher contributions from other properties. Net property income for 2Q17 declined 3.3% year-on-year to \$32.6 million. Higher net property income contributions from Causeway Point and Changi City Point helped to mitigate the lower contributions from other properties in the portfolio.

Gearing level of FCT stood at 29.4% and the weighted average debt maturity was 2.4 years. The all-in average cost of borrowings in 2Q17 was 2.2%, up slightly from 2.1% in the prior quarter. FCT has approximately 57% of its borrowings on fixed or hedged-to-fixed interest rates. Net asset value as at 31 March 2017 was \$1.93 per unit.

During 2Q17, 47 leases accounting for 5.0% of FCT’s total net lettable area (“NLA”) were renewed at an average rental reversion of +4.1%. Causeway Point, which accounted for 42% of the total NLA of the leases renewed during the quarter, achieved average rental reversion of +6.3%. The overall rental reversion for the six months ended 31 March 2017 was 5.7%.

The portfolio occupancy as at 31 March 2017 declined to 87.2% from 91.3% in the prior quarter, owing mainly to the planned vacancy at Northpoint in conjunction with the ongoing AEI. Occupancies at the other properties were comparable with the previous quarter.

The portfolio shopper traffic in the 3-month period between January and March 2017 declined 3.5% year-on-year and 7.7% quarter-on-quarter. Portfolio tenant sales for the 3-month period from December 2016 to February 2017 was 12.1% lower compared with the same period last year. Excluding Northpoint which is undergoing AEI, portfolio tenant sales were 6.9% lower year-on-year.

Dr Chew Tuan Chiong, Chief Executive Officer of FCAM, said, “FCT has continued to deliver consistent performance and a steady DPU of 3.04 cents for 2Q17. Our financial position remains solid with low gearing level of 29.4%. We will continue to focus on improving our mall performance and to deliver steady performance for our stakeholders.”

Outlook

Excluding motor vehicles, retail sales index declined 4.9% year-on-year in February 2017.

The asset enhancement works at Northpoint are proceeding on schedule and are expected to complete by September 2017. Leasing interest for the reconfigured areas remains strong.

Although challenges from labour constraints, e-commerce and tepid sales growth remain in the retail sector, FCT’s well-located suburban malls are expected to remain resilient.

Summary of Results

	2Q17 1/1/17 to 31/3/17	2Q16 1/1/16 to 31/3/16	Increase/ (decrease)	1H17 1/10/16 to 31/3/17	1H16 1/10/15 to 31/3/16	Increase/ (decrease)
Gross revenue (\$'000)	45,717	47,089	(2.9%)	89,792	94,165	(4.6%)
Net property income (\$'000)	32,556	33,675	(3.3%)	64,192	67,220	(4.5%)
Distribution to unitholders (\$'000)	28,022	27,913	0.4%	54,643	54,248	0.7%
Distribution per unit (cents)	3.040	3.039	unchanged	5.930	5.909	0.4%

Note: Books closure date for 2Q17 DPU is 4 May 2017 (Thursday, 5.00 pm). Payment date is 30 May 2017 (Tuesday).

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About Frasers Centrepoint Trust

Frasers Centrepoint Trust (“FCT”) is a leading developer-sponsored retail real estate investment trust. FCT’s property portfolio comprises the following suburban retail properties in Singapore: Causeway Point, Northpoint and Yishun 10 Retail Podium, Anchorpoint, YewTee Point, Bedok Point and Changi City Point. The combined appraised value of FCT’s property portfolio is \$2.56 billion as at 31 March 2017. FCT malls are strategically located in various established residential townships, and have a large and diversified tenant base covering a wide variety of trade sectors. FCT also holds a 31.17% stake in Hektar Real Estate Investment Trust, a retail-focused REIT in Malaysia listed on the Main Market of Bursa Malaysia Securities Berhad.

FCT is focused on increasing shareholder value by pursuing organic, enhancement and acquisition growth strategies. With proactive lease management initiatives, FCT is well placed to achieve sustainable rental growth. To unlock the full potential of its assets, FCT continues to enhance existing assets to maximise their performance. The potential acquisitions of new assets will help FCT gain greater scale and drive further income growth for unitholders.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 5 July 2006, FCT is managed by Frasers Centrepoint Asset Management Ltd., a real estate management company and a subsidiary of Frasers Centrepoint Limited. For more information on FCT, please visit www.fct.sg.

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 S\$25 billion as at 31 December 2016. FCL has three strategic business units – Singapore, Australia and Hospitality, which focus on residential, commercial, retail and industrial properties in Singapore and Australia, and the hospitality business spanning more than 80 cities across Asia, Australia, Europe, and the Middle-East. FCL also has an International Business unit that focuses on the Group’s investments in China, Southeast Asia, and the United Kingdom.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”). FCL is also a sponsor and its subsidiaries are the managers of three REITs listed on the SGX-ST, Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust that are focused on retail properties, office and business space properties, and industrial properties respectively, as well as one stapled trust listed on the SGX-ST, Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) that is focused on hospitality properties.

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

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

Investors 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of FCT is not necessarily indicative of the future performance of FCT.