

Frasers Property Limited
 Incorporated in Singapore
 Company Registration No. 196300440G

**SECOND QUARTER ENDED 31 MARCH 2020 (“2Q FY2020”)
 Financial Statements and Dividend Announcement**

The Directors of Frasers Property Limited (the “Company”) are pleased to make the following announcement of the unaudited results for the second quarter ended 31 March 2020.

1(a)(i) Consolidated Profit Statement

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	Inc/(Dec) %	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000	Inc/(Dec) %
REVENUE	954,746	934,252	2.2%	2,133,450	2,017,586	5.7%
Cost of sales	(528,501)	(578,776)	(8.7)%	(1,145,943)	(1,218,814)	(6.0)%
Gross Profit	426,245	355,476	19.9%	987,507	798,772	23.6%
Other income	13,096	3,944	N/M	5,974	7,068	(15.5)%
Administrative expenses	(133,269)	(97,457)	36.7%	(264,707)	(205,716)	28.7%
TRADING PROFIT	306,072	261,963	16.8%	728,774	600,124	21.4%
Share of results of joint ventures and associates, net of tax	22,849	31,690	(27.9)%	61,373	64,189	(4.4)%
PROFIT BEFORE INTEREST, FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS	328,921	293,653	12.0%	790,147	664,313	18.9%
Interest income	17,716	16,571	6.9%	36,392	29,405	23.8%
Interest expense	(132,091)	(108,679)	21.5%	(260,687)	(206,364)	26.3%
Net interest expense	(114,375)	(92,108)	24.2%	(224,295)	(176,959)	26.7%
PROFIT BEFORE FAIR VALUE CHANGE, TAXATION AND EXCEPTIONAL ITEMS	214,546	201,545	6.5%	565,852	487,354	16.1%
Fair value change on investment properties	(1,917)	31,240	N/M	16,864	39,326	(57.1)%
PROFIT BEFORE TAXATION AND EXCEPTIONAL ITEMS	212,629	232,785	(8.7)%	582,716	526,680	10.6%
Exceptional items	5,542	(839)	N/M	5,603	(741)	N/M
PROFIT BEFORE TAXATION	218,171	231,946	(5.9)%	588,319	525,939	11.9%
Taxation	(59,725)	(48,215)	23.9%	(180,202)	(128,417)	40.3%
PROFIT FOR THE PERIOD	158,446	183,731	(13.8)%	408,117	397,522	2.7%
Attributable profit:-						
- Before fair value change and exceptional items	75,505	99,555	(24.2)%	217,748	239,859	(9.2)%
- Fair value change	(1,443)	21,688	N/M	11,940	26,793	(55.4)%
- Exceptional items	416	(840)	N/M	4,155	(658)	N/M
	74,478	120,403	(38.1)%	233,843	265,994	(12.1)%
Non-controlling interests	83,968	63,328	32.6%	174,274	131,528	32.5%
PROFIT FOR THE PERIOD	158,446	183,731	(13.8)%	408,117	397,522	2.7%

N/M = Not Meaningful

1(a)(ii) Breakdown and Explanatory Notes to the Consolidated Profit Statement

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	Inc/(Dec) %	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000	Inc/(Dec) %
TRADING PROFIT						
Trading profit includes the following:						
Allowance for doubtful trade receivables	(1,721)	(877)	96.2%	(3,161)	(1,380)	129.1%
Write-back of allowance for doubtful trade receivables	954	833	14.5%	1,431	1,039	37.7%
Bad debts (written off)/written back	-	(14)	N/M	4	(32)	N/M
Depreciation of property, plant and equipment	(21,723)	(13,824)	57.1%	(42,371)	(27,476)	54.2%
Amortisation of intangible assets	(1,067)	(780)	36.8%	(2,466)	(1,573)	56.8%
Write-down to net realisable value of properties held for sale	-	(438)	N/M	-	(438)	N/M
Employee share-based expense	(7,990)	(4,430)	80.4%	(12,107)	(10,343)	17.1%
Other income						
Included in other income are:						
Net fair value change on derivative financial instruments	(31,944)	(16,963)	88.3%	(63,262)	1,732	N/M
Foreign exchange gain	43,516	19,006	129.0%	71,446	1,290	N/M
(Loss)/gain on disposal of property, plant and equipment	(309)	23	N/M	(283)	(7)	N/M
Taxation						
Overprovision in prior years taxation	1,191	1,973	(39.6)%	898	2,006	(55.2)%
Exceptional items						
Net transaction costs on acquisitions and disposals of subsidiaries, joint ventures and associates	(3,132)	(839)	N/M	(3,071)	(741)	N/M
Net gain on acquisitions and disposals of subsidiaries and an associate	8,674	-	N/M	8,674	-	N/M
	5,542	(839)		5,603	(741)	
Profit before interest, fair value change, taxation and exceptional items as a percentage of revenue	34.5%	31.4%		37.0%	32.9%	

1(a)(iii) Segmental Revenue and Results

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	Inc/(Dec) %	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000	Inc/(Dec) %
Revenue and Profit Analyses						
Revenue						
By Business Segment						
Singapore	198,712	133,704	48.6%	406,230	376,447	7.9%
Australia	88,314	402,505	(78.1)%	274,563	795,460	(65.5)%
Industrial & Logistics	98,694	98,261	0.4%	209,588	194,904	7.5%
Hospitality	142,813	181,059	(21.1)%	357,474	391,085	(8.6)%
Thailand & Vietnam	198,852	26,318	N/M	407,121	51,953	N/M
Others	227,356	92,436	146.0%	478,496	207,792	130.3%
Corporate & Others	5	(31)	N/M	(22)	(55)	(60.0)%
	<u>954,746</u>	<u>934,252</u>	2.2%	<u>2,133,450</u>	<u>2,017,586</u>	5.7%
By Geographical Segment						
Singapore	209,977	152,380	37.8%	441,241	413,858	6.6%
Australia	198,475	521,437	(61.9)%	512,776	1,038,772	(50.6)%
Europe	203,900	156,246	30.5%	389,382	333,198	16.9%
China	125,581	52,537	139.0%	335,169	123,544	171.3%
Thailand	196,358	23,890	N/M	402,042	47,060	N/M
Others *	20,455	27,762	(26.3)%	52,840	61,154	(13.6)%
	<u>954,746</u>	<u>934,252</u>	2.2%	<u>2,133,450</u>	<u>2,017,586</u>	5.7%
Profit before interest, fair value change, taxation and exceptional items						
By Business Segment						
Singapore	128,696	96,619	33.2%	262,823	198,253	32.6%
Australia	(8,246)	49,865	N/M	29,080	141,304	(79.4)%
Industrial & Logistics	70,974	58,733	20.8%	138,302	117,329	17.9%
Hospitality	(1,473)	20,672	N/M	42,241	60,493	(30.2)%
Thailand & Vietnam	46,070	28,602	61.1%	86,594	54,004	60.3%
Others	109,476	50,859	115.3%	252,046	120,642	108.9%
Corporate & Others	(16,576)	(11,697)	41.7%	(20,939)	(27,712)	(24.4)%
	<u>328,921</u>	<u>293,653</u>	12.0%	<u>790,147</u>	<u>664,313</u>	18.9%
By Geographical Segment						
Singapore	103,190	78,246	31.9%	224,388	156,061	43.8%
Australia	51,559	107,176	(51.9)%	150,289	256,341	(41.4)%
Europe	55,731	45,511	22.5%	119,550	110,961	7.7%
China	75,750	31,782	138.3%	203,213	77,695	161.6%
Thailand	45,988	27,065	69.9%	86,031	50,995	68.7%
Others *	(3,297)	3,873	N/M	6,676	12,260	(45.5)%
	<u>328,921</u>	<u>293,653</u>	12.0%	<u>790,147</u>	<u>664,313</u>	18.9%
Attributable profit						
By Business Segment						
Singapore	18,976	18,122	4.7%	47,712	34,836	37.0%
Australia	(7,612)	34,139	N/M	16,648	90,734	(81.7)%
Industrial & Logistics	15,008	356	N/M	26,303	4,800	N/M
Hospitality	(29,638)	(8,676)	N/M	(31,847)	(5,735)	N/M
Thailand & Vietnam	5,151	7,349	(29.9)%	5,486	11,002	(50.1)%
Others	57,406	19,043	N/M	107,395	54,982	95.3%
Corporate & Others	16,214	29,222	(44.5)%	46,051	49,240	(6.5)%
	<u>75,505</u>	<u>99,555</u>	(24.2)%	<u>217,748</u>	<u>239,859</u>	(9.2)%
Fair value change on investment properties	(1,443)	21,688	N/M	11,940	26,793	(55.4)%
Exceptional items	416	(840)	N/M	4,155	(658)	N/M
	<u>74,478</u>	<u>120,403</u>	(38.1)%	<u>233,843</u>	<u>265,994</u>	(12.1)%
Non-controlling interests	83,968	63,328	32.6%	174,274	131,528	32.5%
	<u>158,446</u>	<u>183,731</u>	(13.8)%	<u>408,117</u>	<u>397,522</u>	2.7%

* Vietnam, Japan, New Zealand, the Philippines, Indonesia and Malaysia

Certain segmental reclassifications have been made to the comparative figures to facilitate comparability with the current period's presentation.

1(a)(iv) Consolidated Statement of Comprehensive Income

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	Inc/(Dec) %	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000	Inc/(Dec) %
PROFIT FOR THE PERIOD	158,446	183,731	(13.8)%	408,117	397,522	2.7%
OTHER COMPREHENSIVE INCOME						
Items that may be reclassified subsequently to profit statement:						
Net fair value change of cash flow hedges	(83,774)	(23,388)	NM	(75,198)	(64,624)	16.4%
Foreign currency translation	(389,136)	(26,305)	NM	(294,240)	(149,443)	96.9%
Share of other comprehensive income of joint ventures and associates	(10,263)	324	NM	(11,532)	(1,127)	NM
Other comprehensive income for the period, net of tax	(483,173)	(49,369)	NM	(380,970)	(215,194)	77.0%
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	(324,727)	134,362	NM	27,147	182,328	(85.1)%
PROFIT FOR THE PERIOD						
Attributable to:-						
Shareholders of the Company	46,521	81,903	(43.2)%	186,422	220,032	(15.3)%
Holders of perpetual securities	27,957	38,500	(27.4)%	49,111	47,675	3.0%
Non-controlling interests ¹	83,968	63,328	32.6%	172,584	129,815	32.9%
	158,446	183,731	(13.8)%	408,117	397,522	2.7%
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD						
Attributable to:-						
Shareholders of the Company	(255,694)	52,586	NM	(56,668)	71,960	NM
Holders of perpetual securities	27,957	38,500	(27.4)%	49,111	47,675	3.0%
Non-controlling interests ¹	(96,990)	43,276	NM	34,704	62,693	(44.6)%
	(324,727)	134,362	NM	27,147	182,328	(85.1)%

¹ after adjusting for non-controlling interests' share of distributions to perpetual securities holders of nil for the 2nd quarters to 31 March 2020 and 31 March 2019 and \$1,690,000 for the 6 months to 31 March 2020 (6 months to 31 March 2019: \$1,713,000).

1(b)(i) Balance Sheets

	Group		Company	
	As at	As at	As at	As at
	31/03/2020	30/09/2019	31/03/2020	30/09/2019
	\$'000	\$'000	\$'000	\$'000
NON-CURRENT ASSETS				
Investment properties	22,861,673	22,639,296	2,150	2,150
Property, plant and equipment	2,509,590	2,149,464	23	24
Investments in:				
- Subsidiaries	-	-	1,193,371	1,182,948
- Joint ventures	979,562	940,656	500	500
- Associates	1,101,127	1,075,915	-	-
Other non-current assets	141,741	97,913	2,148	2,148
Intangible assets	588,896	611,241	-	-
Other receivables	338,555	490,470	3,798,059	3,783,039
Deferred tax assets	65,245	62,864	-	-
Derivative financial instruments	81,840	82,631	5,893	129
	<u>28,668,229</u>	<u>28,150,450</u>	<u>5,002,144</u>	<u>4,970,938</u>
CURRENT ASSETS				
Properties held for sale	5,251,651	4,968,427	-	-
Contract assets	149,123	199,420	-	-
Other current assets	101,036	75,168	224	204
Trade and other receivables	548,825	528,816	264,922	283,989
Derivative financial instruments	25,454	30,561	12,895	13,186
Bank deposits	253,026	467,023	-	-
Cash and cash equivalents	3,626,853	3,112,956	1,307	11,454
Assets held for sale	63,177	100,112	-	-
	<u>10,019,145</u>	<u>9,482,483</u>	<u>279,348</u>	<u>308,833</u>
TOTAL ASSETS	38,687,374	37,632,933	5,281,492	5,279,771
CURRENT LIABILITIES				
Trade and other payables	1,272,426	1,481,177	220,154	249,006
Contract liabilities	61,453	328,867	-	-
Derivative financial instruments	9,498	6,480	1,226	2,278
Provision for taxation	552,047	497,154	1,607	3,228
Lease liabilities	18,370	-	-	-
Loans and borrowings	4,674,204	3,490,572	-	-
Liabilities held for sale	1,939	1,944	-	-
	<u>6,589,937</u>	<u>5,806,194</u>	<u>222,987</u>	<u>254,512</u>
NET CURRENT ASSETS	3,429,208	3,676,289	56,361	54,321
	<u>32,097,437</u>	<u>31,826,739</u>	<u>5,058,505</u>	<u>5,025,259</u>
NON-CURRENT LIABILITIES				
Other payables	757,404	1,099,054	5,893	138
Derivative financial instruments	321,108	137,017	18,852	5,971
Deferred tax liabilities	568,540	594,795	-	-
Lease liabilities	735,443	-	-	-
Loans and borrowings	14,963,725	13,905,327	-	-
	<u>17,346,220</u>	<u>15,736,193</u>	<u>24,745</u>	<u>6,109</u>
NET ASSETS	14,751,217	16,090,546	5,033,760	5,019,150
SHARE CAPITAL AND RESERVES				
Share capital	1,804,951	1,795,241	1,804,951	1,795,241
Retained earnings	6,143,031	6,014,963	3,207,557	3,095,532
Other reserves	(748,157)	(405,848)	21,252	128,377
Equity attributable to Owners of the Company	7,199,825	7,404,356	5,033,760	5,019,150
NON-CONTROLLING INTERESTS - Perpetual securities	1,342,720	2,038,840	-	-
	<u>8,542,545</u>	<u>9,443,196</u>	<u>5,033,760</u>	<u>5,019,150</u>
NON-CONTROLLING INTERESTS - Others	6,208,672	6,647,350	-	-
	<u>14,751,217</u>	<u>16,090,546</u>	<u>5,033,760</u>	<u>5,019,150</u>

1(b)(ii) Group's Borrowings and Debt Securities

Amount repayable in one year or less, or on demand

	As at 31/03/2020 \$'000	As at 30/09/2019 \$'000
Secured	575,734	648,553
Unsecured	4,098,470	2,842,019
	<u>4,674,204</u>	<u>3,490,572</u>

Amount repayable after one year

	As at 31/03/2020 \$'000	As at 30/09/2019 \$'000
Secured	3,946,486	3,734,746
Unsecured	11,017,239	10,170,581
	<u>14,963,725</u>	<u>13,905,327</u>

Details of any collateral

Secured borrowings are generally bank loans secured on certain investment properties, property, plant and equipment and properties held for sale and/or a first fixed and floating charge over the assets, and assignment of all rights, benefits and title in contracts of the respective borrowing group entities.

1(c) Consolidated Cash Flow Statement

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000
Cash Flow from Operating Activities				
Profit after taxation	158,446	183,731	408,117	397,522
Adjustments for:				
Depreciation of property, plant and equipment	21,723	13,824	42,371	27,476
Fair value change on investment properties	1,917	(31,240)	(16,864)	(39,326)
Share of results of joint ventures and associates, net of tax	(22,849)	(31,690)	(61,373)	(64,189)
Amortisation of intangible assets	1,067	780	2,466	1,573
Loss/(gain) on disposal of property, plant and equipment	309	(23)	283	7
Net allowance for doubtful trade receivables	767	44	1,730	341
Bad debts written off/(written back)	-	14	(4)	32
Write-down to net realisable value of properties held for sale	-	438	-	438
Employee share-based expense	7,990	4,430	12,107	10,343
Net gain on acquisitions and disposals of subsidiaries and an associate	(8,674)	-	(8,674)	-
Net fair value change on derivative financial instruments	31,944	16,963	63,262	(1,732)
Interest income	(17,716)	(16,571)	(36,392)	(29,405)
Interest expense	132,091	108,679	260,687	206,364
Tax expense	59,725	48,215	180,202	128,417
Exchange difference	(325,179)	(24,260)	(329,514)	(19,501)
Operating profit before working capital changes	41,561	273,334	518,404	618,360
Change in trade and other receivables	6,924	148,988	117,880	(235,266)
Change in contract assets	1,314	192,422	50,297	141,545
Change in contract liabilities	(64,516)	48,036	(267,414)	145,080
Change in properties held for sale	117,172	54,252	(293,645)	523,943
Change in inventory	245	287	(49)	(357)
Change in trade and other payables	(72,386)	55,279	(238,601)	(31,756)
Cash generated from/(used in) operations	30,314	772,598	(113,128)	1,161,549
Income taxes paid	(102,138)	(83,637)	(125,552)	(110,417)
Net cash (used in)/generated from Operating Activities	(71,824)	688,961	(238,680)	1,051,132
Cash Flow from Investing Activities				
Acquisition of/development expenditure on investment properties	(17,052)	(171,797)	(89,498)	(225,526)
Purchase of property, plant and equipment	1,535	(7,869)	(14,918)	(14,790)
Proceeds from disposal of investment properties	19,373	314,104	19,373	444,987
Proceeds from disposal of property, plant and equipment	(107)	239	123	268
Net investments in/loans to joint ventures and associates	(60,939)	(471,977)	(83,048)	(497,837)
Repayments of loans to joint ventures and associates	-	916	21,820	916
Dividends from joint ventures and associates	10,404	29,046	55,132	41,913
Settlement of hedging instruments	93,478	6,109	108,562	(40,700)
Purchase of financial assets	(17,993)	(21,624)	(46,317)	(24,822)
Purchase of intangible assets	(429)	(106)	(1,130)	(119)
Interest received	15,035	15,362	29,507	21,088
Acquisitions of subsidiaries, net of cash acquired	(264,405)	801	(280,851)	(128,481)
Acquisitions of non-controlling interests	260	-	(278,391)	-
Proceeds from disposal of an associate	40,999	-	40,999	-
Proceeds from disposal of assets held for sale	12,748	-	36,948	-
Uplift/(placement) of structured deposits	186,084	4,063	231,698	(21,913)
Net cash generated from/(used in) Investing Activities	18,991	(302,733)	(249,991)	(445,016)

1(c) Consolidated Cash Flow Statement (cont'd)

	2nd quarter to 31/03/2020 \$'000	2nd quarter to 31/03/2019 \$'000	6 months to 31/03/2020 \$'000	6 months to 31/03/2019 \$'000
Cash Flow from Financing Activities				
Contributions from non-controlling interests of subsidiaries without change in control	4	5,881	3,502	10,474
Dividends paid to non-controlling interests	(62,425)	(35,967)	(196,669)	(148,361)
Dividends paid to shareholders	(105,324)	(181,008)	(105,324)	(181,008)
Payment of lease liabilities	(9,117)	-	(24,923)	-
Proceeds from bank borrowings	3,137,056	1,426,604	4,914,488	2,197,751
Repayments of bank borrowings	(1,760,430)	(1,178,404)	(2,626,966)	(1,695,424)
Proceeds from issue of bonds/debentures, net of costs	(19,927)	188,315	63,743	188,718
Distributions to perpetual securities holders	(27,957)	(38,500)	(49,111)	(47,675)
Redemption of perpetual securities	(696,120)	-	(696,120)	-
Interest paid	(122,839)	(112,831)	(249,289)	(196,306)
Issuance costs	-	(89)	(93)	(156)
Net cash generated from Financing Activities	332,921	74,001	1,033,238	128,013
Net change in cash and cash equivalents	280,088	460,229	544,567	734,129
Cash and cash equivalents at beginning of period	3,381,359	2,408,021	3,104,105	2,146,514
Effects of exchange rate on opening cash	(45,622)	(15,703)	(32,847)	(28,096)
Cash and cash equivalents at end of period	3,615,825	2,852,547	3,615,825	2,852,547
Cash and cash equivalents at end of period:				
Fixed deposits, current	1,167,048	674,673	1,167,048	674,673
Cash and bank balances	2,459,805	2,182,629	2,459,805	2,182,629
	3,626,853	2,857,302	3,626,853	2,857,302
Bank overdraft, unsecured	(11,028)	(4,755)	(11,028)	(4,755)
Cash and cash equivalents at end of period	3,615,825	2,852,547	3,615,825	2,852,547
Analysis of Acquisitions of Subsidiaries				
Net assets acquired:				
Investment properties	300,621	(4,759)	339,801	196,451
Investments in joint ventures and associates	406	-	406	-
Intangible assets	12	(550)	12	-
Inventories	-	7	-	54
Trade and other receivables	-	(544)	-	3,646
Trade and other payables	(32,505)	(420)	(36,492)	(10,915)
Provision for tax	-	3,146	-	-
Loans and borrowings	(774)	2,362	(18,631)	(55,576)
Deferred tax liabilities	(84)	-	(84)	-
Cash and cash equivalents	406	(62)	523	128
Fair value of net assets	268,082	(820)	285,535	133,788
Less: Non-controlling interests acquired	-	(43)	-	(5,179)
Less: Non-controlling interests on consolidation	1,884	-	994	-
Gain on acquisitions of subsidiaries	(5,273)	-	(5,273)	-
Exchange difference	118	-	118	-
Consideration paid in cash	264,811	(863)	281,374	128,609
Cash and cash equivalents of subsidiaries acquired	(406)	62	(523)	(128)
Cash flow on acquisitions of subsidiaries, net of cash and cash equivalents acquired	264,405	(801)	280,851	128,481

1(d)(i) Statement of Changes in Equity

Group	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Equity Attributable to Owners of the Company \$'000	Non-controlling Interests - Perpetual Securities \$'000	Total \$'000	Non-controlling Interests - Others \$'000	Total Equity \$'000
2nd quarter ended 31 March 2020								
Opening balance at 1 January 2020	1,804,951	6,101,113	(351,558)	7,554,506	2,038,840	9,593,346	6,369,652	15,962,998
Profit for the period	-	46,521	-	46,521	27,957	74,478	83,968	158,446
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	(72,660)	(72,660)	-	(72,660)	(11,114)	(83,774)
Foreign currency translation	-	-	(220,255)	(220,255)	-	(220,255)	(168,881)	(389,136)
Share of other comprehensive income of joint ventures and associates	-	-	(9,300)	(9,300)	-	(9,300)	(963)	(10,263)
Other comprehensive income for the period	-	-	(302,215)	(302,215)	-	(302,215)	(180,958)	(483,173)
Total comprehensive income for the period	-	46,521	(302,215)	(255,694)	27,957	(227,737)	(96,990)	(324,727)
<u>Contributions by and distributions to owners</u>								
Employee share-based expense	-	-	6,392	6,392	-	6,392	-	6,392
Dividend paid	-	(222)	(105,102)	(105,324)	-	(105,324)	(62,425)	(167,749)
Transfer to other reserves	-	(4,326)	4,326	-	-	-	-	-
Total contributions by and distributions to owners	-	(4,548)	(94,384)	(98,932)	-	(98,932)	(62,425)	(161,357)
<u>Changes in ownership interests in subsidiaries</u>								
Units/shares issued to non-controlling interests	-	-	-	-	-	-	4	4
Acquisitions of subsidiaries with non-controlling interests	-	-	-	-	-	-	(1,884)	(1,884)
Change in interests in subsidiaries without change in control	-	(55)	-	(55)	-	(55)	315	260
Total changes in ownership interests in subsidiaries	-	(55)	-	(55)	-	(55)	(1,565)	(1,620)
Total transactions with owners in their capacity as owners	-	(4,603)	(94,384)	(98,987)	-	(98,987)	(63,990)	(162,977)
<u>Contributions by and distributions to perpetual securities holders</u>								
Redemption of perpetual securities, net of costs	-	-	-	-	(696,120)	(696,120)	-	(696,120)
Distributions to perpetual securities holders	-	-	-	-	(27,957)	(27,957)	-	(27,957)
Total contributions by and distributions to perpetual securities holders	-	-	-	-	(724,077)	(724,077)	-	(724,077)
Closing balance at 31 March 2020	1,804,951	6,143,031	(748,157)	7,199,825	1,342,720	8,542,545	6,208,672	14,751,217

1(d)(i) Statement of Changes in Equity

Group	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Equity Attributable to Owners of the Company \$'000	Non-controlling Interests - Perpetual Securities \$'000	Total \$'000	Non-controlling Interests - Others \$'000	Total Equity \$'000
2nd quarter ended 31 March 2019								
Opening balance at 1 January 2019	1,795,241	5,860,062	(168,668)	7,486,635	2,037,819	9,524,454	5,153,972	14,678,426
Profit for the period	-	81,903	-	81,903	38,500	120,403	63,328	183,731
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	(19,939)	(19,939)	-	(19,939)	(3,449)	(23,388)
Foreign currency translation	-	-	(9,702)	(9,702)	-	(9,702)	(16,603)	(26,305)
Share of other comprehensive income of joint ventures and associates	-	-	324	324	-	324	-	324
Other comprehensive income for the period	-	-	(29,317)	(29,317)	-	(29,317)	(20,052)	(49,369)
Total comprehensive income for the period	-	81,903	(29,317)	52,586	38,500	91,086	43,276	134,362
<u>Contributions by and distributions to owners</u>								
Employee share-based expense	-	-	2,828	2,828	-	2,828	-	2,828
Dividend paid	-	(463)	(180,545)	(181,008)	-	(181,008)	(35,967)	(216,975)
Dividend proposed	-	(70,068)	70,068	-	-	-	-	-
Transfer to other reserves	-	(3,521)	3,521	-	-	-	-	-
Total contributions by and distributions to owners	-	(74,052)	(104,128)	(178,180)	-	(178,180)	(35,967)	(214,147)
<u>Changes in ownership interests in subsidiaries</u>								
Units/shares issued to non-controlling interests	-	-	-	-	-	-	5,881	5,881
Acquisitions of subsidiaries with non-controlling interests	-	-	-	-	-	-	43	43
Issuance costs incurred by subsidiaries	-	(21)	-	(21)	-	(21)	(68)	(89)
Total changes in ownership interests in subsidiaries	-	(21)	-	(21)	-	(21)	5,856	5,835
Total transactions with owners in their capacity as owners	-	(74,073)	(104,128)	(178,201)	-	(178,201)	(30,111)	(208,312)
<u>Contributions by and distributions to perpetual securities holders</u>								
Distributions to perpetual securities holders	-	-	-	-	(38,500)	(38,500)	-	(38,500)
Total contributions by and distributions to perpetual securities holders	-	-	-	-	(38,500)	(38,500)	-	(38,500)
Closing balance at 31 March 2019	1,795,241	5,867,892	(302,113)	7,361,020	2,037,819	9,398,839	5,167,137	14,565,976

1(d)(i) Statement of Changes in Equity (cont'd)

Company	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Hedging Reserve \$'000	Share-based Compensation Reserve \$'000	Dividend Reserve \$'000	Total Equity \$'000
2nd quarter ended 31 March 2020							
Opening balance at 1 January 2020	1,804,951	3,076,321	120,175	-	15,073	105,102	5,001,447
Profit for the period	-	131,458	-	-	-	-	131,458
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	-	-	(213)	(213)	-	-	(213)
Other comprehensive income for the period	-	-	(213)	(213)	-	-	(213)
Total comprehensive income for the period	-	131,458	(213)	(213)	-	-	131,245
<u>Contributions by and distributions to owners</u>							
Employee share-based expense	-	-	6,392	-	6,392	-	6,392
Dividend paid	-	(222)	(105,102)	-	-	(105,102)	(105,324)
Total contributions by and distributions to owners	-	(222)	(98,710)	-	6,392	(105,102)	(98,932)
Closing balance at 31 March 2020	1,804,951	3,207,557	21,252	(213)	21,465	-	5,033,760

Company	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Share-based Compensation Reserve \$'000	Dividend Reserve \$'000	Total Equity \$'000
2nd quarter ended 31 March 2019						
Opening balance at 1 January 2019	1,795,241	3,048,494	196,565	16,020	180,545	5,040,300
Profit for the period	-	89,570	-	-	-	89,570
Total comprehensive income for the period	-	89,570	-	-	-	89,570
<u>Contributions by and distributions to owners</u>						
Employee share-based expense	-	-	2,828	2,828	-	2,828
Dividend paid	-	(463)	(180,545)	-	(180,545)	(181,008)
Dividend proposed	-	(70,068)	70,068	-	70,068	-
Total contributions by and distributions to owners	-	(70,531)	(107,649)	2,828	(110,477)	(178,180)
Closing balance at 31 March 2019	1,795,241	3,067,533	88,916	18,848	70,068	4,951,690

1(d)(i) Statement of Changes in Equity (cont'd)

Group	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Equity Attributable to Owners of the Company \$'000	Non- controlling Interests - Perpetual Securities \$'000	Total \$'000	Non- controlling Interests - Others \$'000	Total Equity \$'000
6 months ended 31 March 2020								
Closing balance at 30 September 2019 as previously reported	1,795,241	6,014,963	(405,848)	7,404,356	2,038,840	9,443,196	6,647,350	16,090,546
Effects of adopting SFRS(I) 16*	-	(54,526)	-	(54,526)	-	(54,526)	3,350	(51,176)
Opening balance at 1 October 2019	1,795,241	5,960,437	(405,848)	7,349,830	2,038,840	9,388,670	6,650,700	16,039,370
Profit for the period	-	186,422	-	186,422	49,111	235,533	172,584	408,117
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	(65,439)	(65,439)	-	(65,439)	(9,759)	(75,198)
Foreign currency translation	-	-	(167,082)	(167,082)	-	(167,082)	(127,158)	(294,240)
Share of other comprehensive income of joint ventures and associates	-	-	(10,569)	(10,569)	-	(10,569)	(963)	(11,532)
Other comprehensive income for the period	-	-	(243,090)	(243,090)	-	(243,090)	(137,880)	(380,970)
Total comprehensive income for the period	-	186,422	(243,090)	(56,668)	49,111	(7,557)	34,704	27,147
<u>Contributions by and distributions to owners</u>								
Ordinary shares issued	9,710	-	(9,710)	-	-	-	-	-
Employee share-based expense	-	-	7,900	7,900	-	7,900	-	7,900
Dividend paid	-	(222)	(105,102)	(105,324)	-	(105,324)	(196,669)	(301,993)
Transfer to other reserves	-	(9,412)	9,412	-	-	-	-	-
Total contributions by and distributions to owners	9,710	(9,634)	(97,500)	(97,424)	-	(97,424)	(196,669)	(294,093)
<u>Changes in ownership interests in subsidiaries</u>								
Units/shares issued to non-controlling interests	-	-	-	-	-	-	3,502	3,502
Acquisitions of subsidiaries with non-controlling interests	-	-	-	-	-	-	(994)	(994)
Change in interests in subsidiaries without change in control	-	5,830	(1,719)	4,111	-	4,111	(282,502)	(278,391)
Issuance costs incurred by subsidiaries	-	(24)	-	(24)	-	(24)	(69)	(93)
Total changes in ownership interests in subsidiaries	-	5,806	(1,719)	4,087	-	4,087	(280,063)	(275,976)
Total transactions with owners in their capacity as owners	9,710	(3,828)	(99,219)	(93,337)	-	(93,337)	(476,732)	(570,069)
<u>Contributions by and distributions to perpetual securities holders</u>								
Redemption of perpetual securities, net of costs	-	-	-	-	(696,120)	(696,120)	-	(696,120)
Distributions to perpetual securities holders	-	-	-	-	(49,111)	(49,111)	-	(49,111)
Total contributions by and distributions to perpetual securities holders	-	-	-	-	(745,231)	(745,231)	-	(745,231)
Closing balance at 31 March 2020	1,804,951	6,143,031	(748,157)	7,199,825	1,342,720	8,542,545	6,208,672	14,751,217

* Refer to Item 5 of this announcement

1(d)(i) Statement of Changes in Equity (cont'd)

Group	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Equity Attributable to Owners of the Company \$'000	Non-controlling Interests - Perpetual Securities \$'000	Total \$'000	Non-controlling Interests - Others \$'000	Total Equity \$'000
6 months ended 31 March 2019								
Opening balance at 1 October 2018	1,784,732	5,727,801	(46,174)	7,466,359	2,037,819	9,504,178	5,233,378	14,737,556
Profit for the period	-	220,032	-	220,032	47,675	267,707	129,815	397,522
<u>Other comprehensive income</u>								
Net fair value change of cash flow hedges	-	-	(59,101)	(59,101)	-	(59,101)	(5,523)	(64,624)
Foreign currency translation	-	-	(87,844)	(87,844)	-	(87,844)	(61,599)	(149,443)
Share of other comprehensive income of joint ventures and associates	-	-	(1,127)	(1,127)	-	(1,127)	-	(1,127)
Other comprehensive income for the period	-	-	(148,072)	(148,072)	-	(148,072)	(67,122)	(215,194)
Total comprehensive income for the period	-	220,032	(148,072)	71,960	47,675	119,635	62,693	182,328
<u>Contributions by and distributions to owners</u>								
Ordinary shares issued	10,509	-	(10,509)	-	-	-	-	-
Employee share-based expense	-	-	7,639	7,639	-	7,639	-	7,639
Dividend paid	-	(463)	(180,545)	(181,008)	-	(181,008)	(148,361)	(329,369)
Dividend proposed	-	(70,068)	70,068	-	-	-	-	-
Transfer to other reserves	-	(5,480)	5,480	-	-	-	-	-
Total contributions by and distributions to owners	10,509	(76,011)	(107,867)	(173,369)	-	(173,369)	(148,361)	(321,730)
<u>Changes in ownership interests in subsidiaries</u>								
Units/shares issued to non-controlling interests	-	-	-	-	-	-	10,474	10,474
Acquisitions of subsidiaries with non-controlling interests	-	-	-	-	-	-	5,179	5,179
Change in interests in subsidiaries without change in control	-	(3,894)	-	(3,894)	-	(3,894)	3,894	-
Issuance costs incurred by subsidiaries	-	(36)	-	(36)	-	(36)	(120)	(156)
Total changes in ownership interests in subsidiaries	-	(3,930)	-	(3,930)	-	(3,930)	19,427	15,497
Total transactions with owners in their capacity as owners	10,509	(79,941)	(107,867)	(177,299)	-	(177,299)	(128,934)	(306,233)
<u>Contributions by and distributions to perpetual securities holders</u>								
Distributions to perpetual securities holders	-	-	-	-	(47,675)	(47,675)	-	(47,675)
Total contributions by and distributions to perpetual securities holders	-	-	-	-	(47,675)	(47,675)	-	(47,675)
Closing balance at 31 March 2019	1,795,241	5,867,892	(302,113)	7,361,020	2,037,819	9,398,839	5,167,137	14,565,976

1(d)(i) Statement of Changes in Equity (cont'd)

	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Hedging Reserve \$'000	Share-based Compensation Reserve \$'000	Dividend Reserve \$'000	Total Equity \$'000
Company							
6 months ended 31 March 2020							
Opening balance at 1 October 2019	1,795,241	3,095,532	128,377	-	23,275	105,102	5,019,150
Profit for the period	-	112,247	-	-	-	-	112,247
<u>Other comprehensive income</u>							
Net fair value change of cash flow hedges	-	-	(213)	(213)	-	-	(213)
Other comprehensive income for the period	-	-	(213)	(213)	-	-	(213)
Total comprehensive income for the period	-	112,247	(213)	(213)	-	-	112,034
<u>Contributions by and distributions to owners</u>							
Ordinary shares issued	9,710	-	(9,710)	-	(9,710)	-	-
Employee share-based expense	-	-	7,900	-	7,900	-	7,900
Dividend paid	-	(222)	(105,102)	-	-	(105,102)	(105,324)
Total contributions by and distributions to owners	9,710	(222)	(106,912)	-	(1,810)	(105,102)	(97,424)
Closing balance at 31 March 2020	1,804,951	3,207,557	21,252	(213)	21,465	-	5,033,760

	Share Capital \$'000	Retained Earnings \$'000	Other Reserves \$'000	Share-based Compensation Reserve \$'000	Dividend Reserve \$'000	Total Equity \$'000
Company						
6 months ended 31 March 2019						
Opening balance at 1 October 2018	1,784,732	3,056,544	202,263	21,718	180,545	5,043,539
Profit for the period	-	81,520	-	-	-	81,520
Total comprehensive income for the period	-	81,520	-	-	-	81,520
<u>Contributions by and distributions to owners</u>						
Ordinary shares issued	10,509	-	(10,509)	(10,509)	-	-
Employee share-based expense	-	-	7,639	7,639	-	7,639
Dividend paid	-	(463)	(180,545)	-	(180,545)	(181,008)
Dividend proposed	-	(70,068)	70,068	-	70,068	-
Total contributions by and distributions to owners	10,509	(70,531)	(113,347)	(2,870)	(110,477)	(173,369)
Closing balance at 31 March 2019	1,795,241	3,067,533	88,916	18,848	70,068	4,951,690

1(d)(ii) Issued Share Capital

	<u>No. of ordinary shares</u>	
	<u>2nd quarter to 31/03/2020</u>	<u>1st quarter to 31/12/2019</u>
Issued and fully paid:		
As at beginning of period	2,925,660,894	2,919,487,919
Issued during the period - pursuant to share plans	-	6,172,975
As at end of period	<u>2,925,660,894</u>	<u>2,925,660,894</u>
	<u>As at 31/03/2020</u>	<u>As at 31/03/2019</u>
The number of shares awarded conditionally under share plans as at the end of the period	<u>29,914,750</u>	<u>27,992,039</u>

As at 31 March 2020, the Company's issued and paid-up ordinary share capital was \$1,804,950,806 comprising 2,925,660,894 ordinary shares.

1(d)(iii) The Company's total number of issued ordinary shares is 2,925,660,894 as at 31 March 2020 and 2,919,487,919 as at 30 September 2019.

1(d)(iv) The Company did not have any treasury shares as at 31 March 2020 and 31 March 2019.

There were no sales, transfers, disposal, cancellation and/or use of treasury shares by the Company for the financial period ended 31 March 2020.

2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the Company's auditors.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of a matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied

Except as disclosed in Item 5 below, Frasers Property Limited and its subsidiaries (collectively, the "Group") have applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as compared with the audited financial statements for the financial year ended 30 September 2019.

5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

The Group adopted the following new Singapore Financial Reporting Standards (International) (“SFRS(I)”), interpretations and amendments to SFRS(I)s, which became effective in the current financial year.

SFRS(I) 16	<i>Leases</i>
SFRS(I) INT 23	<i>Uncertainty over Income Tax Treatments</i>
Amendments to SFRS(I) 1-12	<i>Income Tax Consequences of Payments on Financial Instruments Classified as Equity</i>
Amendments to SFRS(I) 1-19	<i>Employee Benefits – Plan Amendment, Curtailment or Settlement</i>
Amendments to SFRS(I) 1-23	<i>Borrowing Costs Eligible for Capitalisation</i>
Amendments to SFRS(I) 1-28	<i>Long Term Interests in Associates and Joint Ventures</i>
Amendments to SFRS(I) 9	<i>Prepayment Features with Negative Compensation</i>
Amendments to SFRS(I) 3 and 11	<i>Previously Held Interest in a Joint Operation</i>

In addition, the Group has early adopted the Amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 *Interest Rate Benchmark Reform*. Except for SFRS(I) 16 *Leases*, the Group’s adoption of the new standards and amendments did not have a material effect on its financial statements.

SFRS(I) 16 *Leases*

SFRS(I) 16 introduces a single, on-balance sheet lease accounting model for lessees. A lessee recognises a right-of-use asset representing its right to use the underlying asset and a lease liability representing its obligation to make lease payments. There are recognition exemptions for short-term leases and leases of low-value items. Lessor accounting remains similar to the current standard – i.e. lessors continue to classify leases as finance or operating leases. SFRS(I) 16 replaces existing lease accounting guidance, including SFRS(I) 1-17 *Leases*, SFRS(I) INT 4 *Determining whether an Arrangement contains a Lease*, SFRS(I) INT 1-15 *Operating Leases – Incentives* and SFRS(I) INT 1-27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*.

The Group applied SFRS(I) 16 on 1 October 2019, using the modified retrospective approach. Therefore, the cumulative effect of adopting SFRS(I) 16 is recognised as an adjustment to the opening balance of retained earnings at 1 October 2019, with no restatement of comparative information. The Group applied the practical expedient to grandfather the definition of a lease on transition and SFRS(I) 16 was applied to all lease contracts entered into before 1 October 2019 and identified as leases in accordance with SFRS(I) 1-17 and SFRS(I) INT 4.

The adoption of SFRS(I) 16 resulted in adjustments to the balance sheet of the Group as at 1 October 2019 is as follows:

Balance Sheet as at 1 October 2019

	Group Increase/ (Decrease) \$'000
Right-of-use assets included in investment properties	(95,236)
Right-of-use assets included in property, plant and equipment	347,706
Right-of-use assets included in properties held for sale	18,216
Investments in joint ventures	4,957
Investments in associates	(53)
Other receivables	36,486
	<u>312,076</u>
Other payables	(351,735)
Lease liabilities	716,573
Deferred tax liabilities	(1,586)
	<u>363,252</u>
NET LIABILITIES	<u><u>(51,176)</u></u>
Retained earnings	(54,526)
Non-controlling interests - others	3,350
TOTAL EQUITY	<u><u>(51,176)</u></u>

6. Earnings per ordinary share of the Group

	Group			
	<u>2nd quarter to 31/03/2020</u>	<u>2nd quarter to 31/03/2019</u>	<u>6 months to 31/03/2020</u>	<u>6 months to 31/03/2019</u>
Earnings per ordinary share ("EPS"):				
(a) Basic EPS (cents)				
- before fair value change and exceptional items	1.63	2.09	5.83	6.65
- after fair value change and exceptional items	1.59	2.81	6.38	7.55
	<u>2,925.7</u>	<u>2,919.5</u>	<u>2,923.0</u>	<u>2,916.2</u>
Weighted average number of ordinary shares (millions)				
(b) On a fully diluted basis (cents)				
- before fair value change and exceptional items	1.61	2.07	5.77	6.59
- after fair value change and exceptional items	1.57	2.78	6.31	7.47
	<u>2,955.6</u>	<u>2,947.5</u>	<u>2,952.9</u>	<u>2,944.2</u>
Weighted average number of ordinary shares (millions)				

EPS is calculated by dividing the Group's attributable profit (after adjusting for distributions to perpetual securities holders of \$27,957,000 for the 2nd quarter to 31 March 2020 (2nd quarter to 31 March 2019: \$38,500,000) and \$47,421,000 for the 6 months to 31 March 2020 (6 months to 31 March 2019: \$45,962,000) by the weighted average number of ordinary shares in issue during the financial period. In respect of diluted EPS, the denominator is adjusted for the effects of dilutive potential ordinary shares, which comprise share awards granted to employees.

7. Net asset value per ordinary share based on issued share capital of the issuer at the end of the period

	<u>Group</u>		<u>Company</u>	
	<u>As at 31/03/2020</u>	<u>As at 30/09/2019</u>	<u>As at 31/03/2020</u>	<u>As at 30/09/2019</u>
Net asset value per ordinary share based on issued share capital	\$2.46	\$2.54	\$1.72	\$1.72

Based on 2,925,660,894 ordinary shares in issue as at the end of the financial period (30 September 2019: 2,919,487,919 ordinary shares).

8. Review of the Group's Performance

Profit Statement – 2nd Quarter to 31 March 2020

Group revenue increased by 2% to \$955 million while profit before interest, fair value change, taxation and exceptional items ("PBIT") increased by 12% to \$329 million.

The increases in revenue and PBIT were largely attributable to the settlements of development projects in China, maiden contributions from PGIM Real Estate AsiaRetail Fund Limited's ("PGIM ARF") portfolio of retail assets and the consolidation upon the step-up acquisition of Golden Land Property Development Public Company Limited ("GOLD"). These gains were partially offset by lower contributions from development projects in Australia and poorer operating results from the Group's hospitality properties due to the COVID-19 outbreak.

A. Key Business Segment Results

Change in Business Segment Reporting

The Group announced the formation of Frasers Property Industrial ("FPI"), an integrated industrial and logistics platform as a strategic business unit, which took effect from 1 October 2019 and resulted in the changes to the certain operating segments.

The affected operating segments have been re-organised and comprise the following:

- (i) Australia, which encompasses the development, ownership, management and operation of residential, retail and commercial properties held by non-REIT entities in Australia and New Zealand.
- (ii) Industrial & Logistics, which encompasses the development, ownership, management and operation of industrial and logistics properties held by Frasers Logistics & Industrial Trust ("FLT") and the non-REIT entities in Australia and continental Europe.
- (iii) Thailand & Vietnam, which encompasses the development, ownership, management and operation of residential, retail, commercial and industrial properties in Thailand and Vietnam.
- (iv) Others, which comprises the development, ownership and operation of residential and commercial properties in the United Kingdom ("UK") and China.

The comparative business segment information have been restated to take into account the above organisational changes.

Singapore

Revenue and PBIT increased by 49% and 33% to \$199 million and \$129 million, respectively.

Revenue and PBIT from the Singapore investment properties portfolio increased by 40% and 36% to \$185 million and \$127 million, respectively, mainly due to maiden contributions from PGIM ARF. These increases were partially offset by lower contributions from Frasers Tower following the divestment of 50% interest in June 2019.

Revenue from the Singapore residential properties increased by \$12 million to \$14 million while PBIT remained fairly constant at \$5 million. The increase was mainly due to maiden contributions from Rivière, partially offset by lower contributions from Seaside Residences.

Australia

Revenue and PBIT decreased by \$314 million and \$58 million to \$88 million and a loss of \$8 million, respectively.

These decreases were mainly attributable to the lumpiness of revenue and profit recognitions of residential development projects, with absence of significant contributions from the Wonderland development at Central Park in Sydney, New South Wales, which was settled in the prior comparative period.

Industrial & Logistics

Revenue remained fairly constant at \$99 million while PBIT increased by 21% to \$71 million.

In Australia, revenue and PBIT increased by \$6 million and \$12 million to \$28 million and \$17 million, respectively. The increase was mainly driven by profits from the sales of land lots at Eastern Creek, New South Wales in January 2020, but partially offset by lower contributions following the divestments of three properties to FLT in August 2019.

In continental Europe, revenue and PBIT decreased by \$9 million and \$2 million to \$10 million and \$8 million, respectively, as a result of the divestments of nine logistics properties to FLT in the past two quarters.

Revenue and PBIT from FLT remained fairly constant at \$60 million and \$47 million, respectively.

Hospitality

Revenue and PBIT decreased by \$38 million and \$22 million to \$143 million and a loss of \$1 million, respectively.

The decreases were mainly attributable to lower occupancies and daily rates and certain property closures following the COVID-19 outbreak.

Thailand & Vietnam

Revenue and PBIT increased by \$173 million and \$17 million to \$199 million and \$46 million, respectively.

In Thailand, the consolidation upon the step-up acquisition of GOLD from August 2019 onwards contributed to the higher revenue and PBIT for the current quarter by \$170 million and \$13 million, respectively. Prior to August 2019, the results of GOLD were equity-accounted.

Others

Revenue and PBIT increased by \$135 million and \$59 million to \$227 million and \$109 million, respectively.

In China, revenue and PBIT increased by \$75 million and \$42 million to \$122 million and \$73 million, respectively. The increases were mainly due to higher levels of settlements in Phase 4 of the Chengdu Logistics Hub project.

In the UK, revenue and PBIT increased by \$60 million and \$13 million to \$106 million and \$34 million, respectively. The increases were mainly due to the completion and settlements in Nine Riverside Quarter.

Corporate & Others

Corporate & Others comprises mainly of corporate overheads.

PBIT was a net loss of \$17 million, compared to a loss of \$12 million in the corresponding quarter last year. The higher net loss was mainly due to an increase in corporate overheads.

B. Other Key Profit Statement Items

Share of Results of Joint Ventures and Associates

Share of results of joint ventures and associates decreased by 28% to \$23 million. The decrease was mainly due to absence of share of GOLD's results with the consolidation of GOLD from August 2019.

Net Interest Expense

Net interest expense increased by \$22 million to \$114 million.

The increase in net interest expense corresponded with higher net debt positions to fund acquisitions compared to the corresponding quarter last year.

Tax

The Group's profit was made up of higher contributions from China. This corresponded to the increase in China Land Appreciation Tax in the period under review, leading to a higher effective tax rate ("ETR") of 27.4% (2nd quarter to 31 March 2019: 20.8%); as well as the prevailing Singapore statutory tax rate of 17.0%.

Profit Statement – 6 Months to 31 March 2020

Group revenue and PBIT increased by 6% and 19% to \$2,133 million and \$790 million, respectively.

The increases in revenue and PBIT were largely attributable to revenue and PBIT contributions from higher sales and settlements of development projects in China, maiden contributions from PGIM ARF portfolio of retail assets and the consolidation of GOLD upon its step-up acquisition. These gains were partially mitigated by lower contributions from development projects in Australia and poorer operating results from the Group's hospitality properties following the COVID-19 outbreak.

Net interest expense increased by 27% to \$224 million, corresponding to the higher net debt positions to fund acquisitions.

The Group's profit mix had higher contributions from China in this period. This corresponded to the increase in China Land Appreciation Tax leading to a higher ETR of 30.6% (6 months to 31 March 2019: 24.4%); as well as the prevailing Singapore statutory tax rate of 17%.

Group Balance Sheet as at 31 March 2020

The increase in investment properties of \$222 million was mainly due to the acquisitions of a business park in the UK for \$238 million and three industrial properties in Germany for \$106 million. These were partially offset by the divestments of industrial properties in Thailand and currency re-alignment losses on properties in Australia and Thailand, following the depreciation of the Australian Dollar and Thailand Baht against the Singapore Dollar in the period under review.

The increase in property, plant and equipment by \$360 million mainly arose from the right-of-use assets recognised on Hospitality assets in the UK and Thailand, following the adoption of SFRS(I) 16 mentioned in item 5 above.

The increase in investments in joint ventures and associates of \$64 million was mainly due to the capitalisation of a loan to a joint venture in Malaysia of \$42 million, as well as additional equity interests in joint ventures and associates in Thailand of \$30 million.

The increase in properties held for sale of \$283 million was mainly due to progressive development expenditures for projects in Thailand and Australia, partially offset by the sales settlements of Central Park Mall and the retail component of DUO at Central Park in Sydney, New South Wales, Australia, Phase 3C2 of Baitang One in Suzhou, China, Phase 4 of the Chengdu Logistics Hub in China, Nine Riverside Quarter in the UK and residential projects in Thailand.

The decrease in trade and other receivables of \$132 million was mainly due to the repayment of loans extended to a joint venture in Singapore, the capitalisation of a loan to a joint venture in Malaysia, receipts from the sale of a property in Malaysia and recovery of output taxes in Singapore.

The decrease in trade and other payables of \$550 million was mainly due to the de-recognition of deferred income on land leases in Thailand of \$341 million, following the adoption of SFRS(I) 16, the settlement of land vendor liabilities for the acquisition of land in Australia of \$70 million and the settlement of project creditors in Australia, China, Singapore and the UK.

Lease liabilities of \$754 million were recognised following the adoption of SFRS(I) 16 and arose mainly in relation to term leases in the UK, Australia and Thailand.

The increase in loans and borrowings of \$2,242 million was mainly due to the redemption of perpetual securities, the net drawdown of bank borrowings for the acquisitions of properties in Australia and the UK, the development of properties in Australia and Thailand and the redemption of shares in PGIM ARF.

Group Cash Flow Statement – 2nd Quarter to 31 March 2020

The net cash used in operating activities of \$72 million compared to net cash generated from operating activities of \$689 million in the corresponding quarter last year was mainly due to working capital movements.

The net cash inflow from investing activities of \$19 million was mainly due to the uplift of structured deposits of \$186 million and the settlement of hedging instruments of \$93 million. These were partially offset by the acquisitions of subsidiaries, net of cash acquired, of \$264 million. The net cash outflow from investing activities of \$303 million in the corresponding quarter was mainly due to investments in and/or loans to joint ventures and associates of \$472 million and the acquisitions of/development expenditure on investment properties of \$172 million. These were partially offset by proceeds from the disposal of investment properties of \$314 million and dividends from joint ventures and associates of \$29 million.

The net cash inflow from financing activities of \$333 million was mainly due to net proceeds from bank borrowings of \$1,377 million. This was partially offset by the redemption of perpetual securities of \$696 million, interest paid of \$123 million and dividends paid to shareholders and non-controlling interests of \$105 million and \$62 million, respectively. The net cash inflow from financing activities of \$74 million in the corresponding quarter last year was mainly due to net proceeds from bank borrowings of \$248 million and proceeds from issuance of bonds/debentures of \$188 million. This was partially offset by interest paid of \$113 million and dividends paid to shareholders and non-controlling interests of \$181 million and \$36 million, respectively.

9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results

Not applicable.

10. Commentary of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

COVID-19

The global spread of COVID-19 has greatly disrupted the business environment and operating conditions in all the Group's markets. There is significant uncertainty on how wide the outbreak will spread and how long it will last, which impacts how long the shut-down and various containment measures implemented by governments have to last. Consequently, the operating environment for the Group's various businesses will remain challenging in the months ahead, which will have an impact on the Group's business performance and inevitably, revenue and earnings. As the situation is still evolving, the full impact of the COVID-19 pandemic cannot be ascertained at this stage.

The Group is helping to contain the spread of COVID-19 by introducing various safe distancing and safety measures at the Group's properties. Like most companies, a remote working policy is operational across all of the Group's offices.

In order to better weather the COVID-19 crisis, the Group has made capital and liquidity management its strategic priorities. Key focus has been put on cash flow management, collections and projections. The Group is also taking appropriate action to reduce operational costs and defer uncommitted capital expenditure.

Singapore

The Singapore economy contracted by 2.2% on a year-on-year ("y-o-y") basis in 1Q 2020, reversing a 1.0% y-o-y growth in the previous quarter, according to the Ministry of Trade and Industry ("MTI"). MTI announced on 26 March 2020 that it expects GDP contraction of -4.0% to -1.0% in 2020 due to a protracted and severe global outbreak of COVID-19. The Government has since announced various measures to slow down the spread of COVID-19, including safe distancing and the Circuit Breaker¹. Various government relief measures such as the Temporary Relief Fund, COVID-19 Support Grant and The Courage Fund have been introduced.

The Singapore retail environment deteriorated with the Singapore Department of Statistics seasonally adjusted retail sales index (excluding motor vehicles) declining month-on-month ("m-o-m") by -11.2% in February 2020², compared to a decline of -0.5% the previous month. The domestic retail sector was further impacted when the Singapore Government announced an elevated set of safe distancing measures on 21 April 2020 to minimise further spread of COVID-19. In addition to closure of previously announced "non-essential" trades, more workplaces and businesses are now ordered to close until 1 June 2020 as the Circuit Breaker is extended.

To help tenants cushion the business impact arising from the COVID-19 pandemic, Frasers Property Retail and Frasers Centrepoint Trust ("FCT") announced \$45 million of rental rebates to tenants across the Group's combined retail portfolio of malls in Singapore. Retail and F&B tenants at the Group's commercial properties in Singapore will receive targeted support measures as well. These measures are on top of the Group passing on the full property tax rebates announced in the Government's Unity and Resilience Budgets. The Government has also announced additional support measure in the latest Solidarity Budget.

The COVID-19 (Temporary Relief for Inability to Perform Contracts) Regulations 2020 (the "Regulations"), which came into operation on 20 April 2020, provides tenants with relief from their contractual obligations for six months from the effective date of the Regulations, and this period may be extended to a year. The rental rebates and the effects of the Regulations will have an adverse impact on the earnings and cashflow of the Group's Singapore retail portfolio.

¹ The Circuit Breaker involves heightened safe-distancing measures to pre-empt escalating infections of COVID-19

² Department of Statistics Singapore – Monthly retail sales and F&B service indices released 3rd April 2020

While the retail operating environment is expected to remain challenging for some months, the Group's suburban retail portfolio is well-positioned to ride out the near-term challenges. The malls in the Group's portfolio hold market leading positions in the north, northeast and east regions of Singapore, and are well located with great connectivity to transportation nodes and large residential catchments. Suburban retail space is limited in supply in Singapore and the long-term fundamentals of Singapore suburban retail remain intact.

CBRE reported that the island-wide office vacancy rate increased 42 basis points quarter-on-quarter ("q-o-q") to 5.0% in the first quarter of 2020 ("1Q 2020")³. Tenant demand was driven by the technology sector and co-working space operators, though it should be noted that demand from co-working space operators has started slowing following rapid expansion in recent years. However, average rents during 1Q 2020 decreased -0.4% q-o-q to \$11.5 per square foot ("psf") per month for Grade A CBD Core, and -0.6% q-o-q to \$8.0 psf per month for island-wide Grade B. CBRE expects rents to face downward pressure for the rest of 2020 and vacancy levels to rise slightly.

The Group's retail portfolio occupancy rate stayed healthy at 94.6% based on committed leases while the Group's commercial portfolio occupancy rate was 90.2%.

Urban Redevelopment Authority's ("URA") statistical release on 24 April 2020 indicated that non-landed Singapore house prices declined -1.0% in 1Q 2020 over the previous quarter, a worsening from the -0.3% decline reported in 4Q 2019⁴. Disruption to labour and precast activities arising from COVID-19 could impact construction progress.

Notwithstanding disruptions caused by the COVID-19 outbreak, Seaside Residences is on track to achieve completion of construction in the second half of 2020. The Group replenished additional residential landbank by securing the tender for an executive condominium land parcel at Fernvale Lane for \$286.5 million in March 2020. This site can yield up to 500 units, with the sales launch slated for 2021. The temporary shutdown of show-flats in Singapore is expected to weigh on sale rates, even as sales activities move online.

Australia

On 7 April 2020, the Reserve Bank of Australia ("RBA") maintained a cash rate at 0.25% per annum and reaffirmed a target yield of 0.25% for 3-year Australian Government Bonds. COVID-19 remains a major public health issue and is having significant effects on the domestic economy and financial system. Mitigation strategies have increased dramatically over the past month, and social distancing measures have resulted in the partial or complete shutdown of several sectors. The Australian government has asked landlords to give tenants rent reductions proportionate to the reduction in the tenant's businesses to enable them to survive the pandemic. The government has provided other relief measures such as the JobKeeper payment for employers and the Coronavirus Small and Medium Enterprise Guarantee Scheme.

CoreLogic⁵ reported that national dwelling values rose by 2.7% for the quarter ended 31 March 2020, slower than the 4.0% in the previous quarter. The residential division recorded sales of 570 units during 1H FY2020 and about 2,150 units are expected for settlement in FY2020. Construction has been identified as an essential sector by the Australian government, allowing for continuation of construction activities at the Group's development projects. Residential revenue is supported by a strong pipeline of secured contracts and the Group is pro-actively managing settlement risks.

The Group's office portfolio maintained its strong occupancy rate of 96.9%.

³ CBRE – Singapore Market View, 1Q 2020

⁴ URA – flash estimate of 1st quarter 2020 private residential property price index

⁵ CoreLogic – Housing Values Continued To Rise In March - Conditions Expected To Cool Over Coming Months As Buyers And Sellers Wait For Confidence To Return, 1 April 2020

Industrial & Logistics

In continental Europe and the UK, the pandemic is expected to have significant adverse effects on the economy. Various government relief measures such as the Corporate Financing Facility and Coronavirus Job Retention Scheme have been unveiled in the UK, while the Economic Stabilisation Fund and compensation for reduced hours were introduced in Germany.

In continental Europe, strong occupancy rate of 99.1% was maintained. FPI completed the acquisitions of a logistic property and a development land plot, which are the final assets from the Germany and Austria logistics and light industrial portfolio purchase announced in FY2018. FPI also acquired another industrial site for development.

In Australia, the industrial portfolio achieved strong occupancy of 99.3%. FPI secured three new industrial sites for development during 1H FY2020.

In April 2020, the merger of FLT and Frasers Commercial Trust ("FCOT"), which was first proposed on 2 December 2019, was completed and the enlarged REIT was renamed Frasers Logistics & Commercial Trust ("FLCT") on 29 April 2020. FLCT completed the acquisition of the Group's remaining 50% stake in Farnborough Business Park ("FBP") in the UK's Thames Valley in April 2020.

Hospitality

Due to the implementation of tighter entry restrictions by many countries to combat the spread of COVID-19, demand for travel and accommodation has dropped significantly. Frasers Hospitality instituted a no-fault cancellation for all bookings in the months of February, March and April 2020 for all its properties. In response to orders by several governments to enforce strict safe distancing and activity shutdown, Frasers Hospitality has temporarily closed all F&B outlets at the Group's hotels and serviced residences in Sydney and Melbourne. Some of its hospitality properties in the UK and Germany have also been temporarily closed. This has adversely impacted occupancies, bookings and revenue.

A series of major cost containment measures have been implemented, including closing of rooms and amenities by floors, shortened work hours and unpaid leave for staff, and a review of all operating contracts. The Group's property managers are developing recovery plan for each property and will continue to closely monitor the situation to ensure that the Group is best positioned to re-open its properties when demand returns. To mitigate the impact of lower customer traffic, the Group is actively exploring alternative uses for its rooms, including government contracts for the hosting of visitors on stay home notices. In addition, the Group is taking all possible steps to preserve staff employment.

Thailand & Vietnam

According to the Bank of Thailand's March 2020 Monetary Policy Report, the country's GDP growth is expected to come in at -5.3% in 2020, a record low since the Asian Financial Crisis due to the severe impact on the hospitality and retail sector from COVID-19. In Bangkok's residential sector, local buyers are adopting a wait-and-see attitude and foreigners have withdrawn from the market, resulting in a weak outlook⁶. In November 2019, GOLD obtained shareholders' approval to delist from The Stock Exchange of Thailand. The government has introduced relief measures such as reduction of withholding tax rates, as well as emergency loans for citizens and businesses.

Vietnam's economy is expected to expand by 6.0% in 2020, slower than 2019's growth of 7.0%, but still stronger than other emerging economies, according to Oxford Economics⁷. Notwithstanding the impact from COVID-19, Vietnam's long-term potential is supported by its strong and competitive manufacturing capabilities. Me Linh Point commenced its asset enhancement initiatives which are targeted for completion in early 2021.

⁶ JLL – Bangkok residential snapshot, 1Q 2020

⁷ Oxford Economics April 2020 Country Report

UK & China

In January 2020, the Group completed its acquisition of Lakeshore Business Park, Heathrow, for approximately \$238 million in the UK. The business park is fully let to multi-national technology firm Cisco Systems Limited as its headquarters in the UK. Despite current uncertainties, occupancy rate for the Group's UK business parks portfolio remained stable at 87.0%. Nine Riverside Quarter, which is a residential project, achieved completion in February 2020.

China's housing market sales recovered in March 2020 from February 2020 amidst signs that the COVID-19 crisis is receding and as show-flats reopen, according to the China Real Estate Information Corporation. Monthly home sales in China's 30 large and medium-sized cities rebounded more than 3 times to 8.6 million square metres in March 2020. Phase 5H of Gemdale Megacity residential development in Songjiang, Shanghai, which is fully sold, is expected to be completed by 4Q FY2020.

Going forward

The Group closely monitors all regional and global developments that could have an impact on its multi-national business operations, including the economic impact, uncertainty and disruptions caused by the pandemic. On top of managing the impact on business and financials, the Group's immediate priority is to ensure the safety and well-being of customers, employees and communities at all its properties.

Following the amendments to Rule 705(2) of the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") which took effect from 7 February 2020, the Company will cease to announce its financial statements on a quarterly basis with immediate effect. Moving forward, the Company will announce its financial statements on a half-yearly basis. Accordingly, the next financial results announcement will be for the full year ending 30 September 2020.

11. If a decision regarding dividend has been made:-

No dividend has been declared for the current financial period.

12. If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.

No dividend has been declared for the six months ended 31 March 2020. The Board deems it prudent to conserve the financial resources of the Company in view of the significant uncertainties surrounding the operating environment of its businesses and markets in the months ahead due to the prevailing COVID-19 situation. The Board has therefore taken the precautionary decision to temporarily suspend interim dividends.

Closer to the financial year ending 30 September 2020, we will re-assess the business outlook and evaluate the recommendation to declare full year dividends, if any.

13. Interested Person Transactions

The Company's general mandate for interested person transactions, the terms of which are set out in Appendix 1 to the Letter to Shareholders dated 23 December 2019, was renewed at the 56th Annual General Meeting of the Company held on 29 January 2020.

Particulars of interested person transactions for the period 1 January 2020 to 31 March 2020 are as follows:

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions conducted during the financial period under review under shareholders' mandate pursuant to Rule 920 (excluding transactions less than \$100,000) \$'000
TCC Group of Companies*	Associates of the Company's Controlling Shareholder	15,093

* This refers to the companies and entities in the TCC Group, which are controlled by Mr Charoen Sirivadhanabhakdi and Khunying Wanna Sirivadhanabhakdi.

14. Subsequent Events

(a) On 24 April 2020, Frasers Logistics & Commercial Asset Management Pte. Ltd. (formerly known as Frasers Logistics & Industrial Asset Management Pte. Ltd.), a wholly-owned subsidiary of the Company, as the manager of FLT, announced that payment by way of a combination of cash and units in FLT has been made, being the consideration for all the issued and paid-up units in FCOT held by the unitholders of FCOT (the "Scheme Consideration") by Perpetual (Asia) Limited (in its capacity as trustee of FLT) in relation to the proposed merger of FLT and FCOT through the acquisition by FLT of all the units in FCOT by way of a trust scheme of arrangement (the "Trust Scheme"), which came into effect on 15 April 2020. In connection with the payment of the Scheme Consideration, an aggregate of 1,130,191,302 FLT Units were issued and paid to the FCOT Unitholders.

As a result, as of 15 April 2020, the Industrial & Logistics operating segment includes the ownership, management and operation of commercial properties and business parks in Australia, Singapore and the UK.

On 29 April 2020, the enlarged FLT was renamed FLCT and FCOT was delisted and removed from the Official List of the SGX-ST.

(b) On 30 April 2020, the Company announced the completion of the divestment of its indirect 50% interest in Farnborough Business Park Limited, which owns the legal and beneficial title to FBP located in the UK, to FLCT.

15. Confirmation pursuant to Rule 720(1) of the Listing Manual of the SGX-ST

The Company confirms that it has procured undertakings from all its Directors and executive officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual of the SGX-ST.

16. Confirmation pursuant to Rule 705(5) of the Listing Manual of the SGX-ST

We confirm on behalf of the Directors of the Company, that, to the best of their knowledge, nothing has come to the attention of the Board of Directors of the Company which may render these financial results from 1 January 2020 to 31 March 2020 to be false or misleading in any material respect.

On behalf of the Board

Charles Mak Ming Ying
Director

Panote Sirivadhanabhakdi
Director and Group Chief Executive Officer

BY ORDER OF THE BOARD

Catherine Yeo
Company Secretary
13 May 2020