PRESS RELEASE
For Immediate Release

FCOT's distributable income rose 20% for 2QFY16

- 2QFY16 DPU up 2.9% to 2.45 cents
- Good results bolstered by better performances of Alexandra Technopark and Caroline Chisholm Centre and contribution from 357 Collins Street
- Office tower of China Square Central and 357 Collins Street achieved 100.0% occupancy
- Properties in Singapore continue to achieve positive rental reversions
- Proactive leasing initiatives have resulted in low lease expiries for the remainder of FY16

Summary of FCOT's 2QFY16 Results

	1/1/16 – 31/3/16 (2Q FY16)	1/1/15 – 31/3/15 (2Q FY15)	Change (%)	1/10/15 – 31/3/16	1/10/14 – 31/3/15	Change (%)
Gross Revenue (S$'000)	38,994	34,814	12.0	78,617	70,273	11.9
Net Property Income (S$'000)	28,836	24,716	16.7	58,214	50,160	16.1
Distribution to Unitholders (S$'000)	19,348	16,189	19.5	39,050	32,901	18.7
Distribution Per Unit	2.45¢(1)	2.38¢(2)	2.9	4.96¢	4.84¢	2.5

(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 788.9 million. 96.0 million new Units were issued pursuant to a private placement which was completed in August 2015.
(2) The number of Units used to calculate the amount available for DPU is 681.5 million

Singapore – 21 April 2016 – Frasers Centrepoint Asset Management (Commercial) Ltd ("**FCAMCL**" or the "**Manager**"), the manager of Frasers Commercial Trust ("**FCOT**", SGX:Frasers Comm Tr), is pleased to announce that for the financial quarter ended 31 March 2016 ("2QFY16"), the Trust's distributable income to Unitholders rose 19.5% to S$19.3 million, as compared to the financial quarter ended 31 March 2015 ("2QFY15"). DPU was up 2.9% to 2.45 cents for 2QFY16.

Mr Low Chee Wah, Chief Executive Officer of the Manager, said "We are pleased to deliver a good performance and growth in distributable income to Unitholders amid the weaker economic outlook. The good performance of the Trust was bolstered by Alexandra Technopark and Caroline Chisholm Centre and the contribution from 357 Collins Street, which was acquired in August 2015 and has a full occupancy rate. This yield accretive acquisition will provide stability to the Trust and strengthen the distributions in the longer term."

He added, "Our dedicated and proactive leasing initiatives have resulted in a significant decrease in lease expiries in FY16 despite the headwinds in the Singapore office market. During the quarter, the lease expiries at Alexandra Technopark reduced substantially with the renewal of major leases. As a result, only 6.4% of the portfolio leases by gross rental income are left to be renewed for the remainder of FY16, compared to 15.4% in the previous quarter."

19.5% growth in distributable income to Unitholders resulted in higher DPU of 2.45 cents

Gross revenue for 2QFY16 was up 12.0% to S$39.0 million as compared to 2QFY15. Accordingly, net property income ("NPI") for 2QFY16 increased by 16.7% to S$28.8 million as compared to a year ago. This was attributed to the better performance of Alexandra Technopark as a result of higher rentals achieved and lower utilities expenses; and lower repair and maintenance and painting expenses for Caroline Chisholm Centre. The contribution from 357 Collins Street also boosted the gross revenue and NPI in 2QFY16.

In 2QFY16, construction works for the development of a 16 storey hotel ("Hotel") and additions and alterations ("Commercial Project") at China Square Central[1] have commenced. Certain units[2] are affected by the construction works, and the loss of income will be supplemented by S$0.6 million of capital distribution to be funded from the proceeds from the disposal of the Hotel development rights for China Square Central.

DPU increased 2.9% year-on-year to 2.45 cents in 2QFY16 as a result of the higher distributable income. The Manager will be applying the distribution reinvestment plan ("DRP") for the distribution for 2QFY16. 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 2.45 cents per Unit for 2QFY16 will be paid out on 30 May 2016. The distribution books closure date for the Units is 29 April 2016.

Actual results outperformed forecast for 357 Collins Street

In 2QFY16, the actual gross revenue of 357 Collins Street of A$5.2 million was 11.8% higher as compared to the forecast[3] mainly due to higher occupancy rate achieved. Net property income of A$4.0 million was 13.6% higher as compared to the forecast mainly due to the higher occupancy rate achieved, slightly offset by higher expenses incurred.

Full occupancies at the office tower of China Square Central and 357 Collins Street

The Trust achieved a healthy occupancy rate of 92.6% for the portfolio as at 31 March 2016. The occupancy rates of the properties in Singapore and Australia were 92.0% and 93.4%, respectively. The portfolio WALE is about 3.3 years, anchored by the long WALE of Caroline Chisholm Centre of 9.3 years.

As at 31 March 2016, the office tower of China Square Central and 357 Collins Street achieved full occupancy.

In 2QFY16, demand for space in the properties was driven by tenants from diverse industries, such as consultancy and business services, consumer goods, electronics, insurance, IT products and services, legal, resources and shipping. As a result of our proactive leasing initiatives, new and renewed leases amounting to approximately 241,400 square feet of space were signed, commenced or renewed during the quarter. With the low passing rents of expiring

[1] Refer to Circular to Unitholders dated 3 June 2015 for details.
[2] Mainly retail units at 18 Cross Street and certain units at the shophouses at 20 and 22 Cross Street.
[3] Profit forecast of 357 Collins Street for 9 months period from 1 October 2015 to 30 June 2016 included in Appendix E of the Circular to Unitholders dated 3 June 2015, adjusted for the period from 1 January 2016 to 31 March 2016.

leases, the Singapore properties continued to enjoy positive weighted average rental reversions of between 2.4% to 5.4%[4] in 2QFY16.

Updates on hotel construction at China Square Central

Construction works for the development of a Hotel at China Square Central are on track. The Hotel is being developed by an entity of Frasers Centrepoint Limited and will be operated by Frasers Hospitality under the 'Capri by Fraser' brand. Also in progress are construction works of the Commercial Project at China Square Central which will result in new retail and commercial spaces being created with better frontage and visibility. Hoardings have been erected to demarcate the construction area and to minimise disruptions to the public and tenants.

Financial gearing

As at 31 March 2016, the financial gearing continues to be healthy at 36.2% and the weighted average debt maturity was 2.8 years. In 2QFY16, interest coverage ratio was 4.6 times and the average interest rate was 3.07% per annum. The Trust would not have any debt maturing until FY17. All debts are unsecured and this provides financial flexibility to the Trust. Approximately 81.0% of borrowings have been hedged, providing certainty in interest costs and limiting the Trust's exposure to rising interest rates.

To manage its foreign currency exposure, the Trust hedges anticipated net Australian dollar denominated income at least six to nine months forward.

Going forward

Mr. Low said, "The properties in Singapore continued to achieve positive rental reversions despite the weaker Singapore office market outlook and challenging leasing environment. This is a testament of the resilience of the Trust's Grade B offices in Singapore."

Mr. Low concluded, "For the remainder of this financial year, the lease expiries are low and are mainly in the Singapore properties. With the headwinds in the Singapore office market, we will continue to be dedicated and proactive in our leasing initiatives. Construction works for the Hotel and Commercial Project at China Square Central are on track and we look forward to the continued transformation and rejuvenation of China Square Central. In the meantime, we will continue to focus on creating and unlocking value of our properties and pursue acquisitions to generate long-term and sustainable distributions for our Unitholders."

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[4] The weighted average rental reversions based on the area for new and renewed leases which commenced in 2QFY16.

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 31 March 2016, its portfolio includes six quality commercial buildings located in Singapore and Australia, representing a combined appraised value of approximately S$2.0 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 above S$23 billion as at 31 December 2015. FCL has four core businesses focused on residential, commercial and industrial properties in the key markets of Singapore, Australia and China, and in the hospitality business spanning more than 70 cities across North Asia, Southeast Asia, Australia, 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 a sponsor and manager of two REITs listed on the SGX-ST, Frasers Centrepoint Trust ("FCT") and Frasers Commercial Trust ("FCOT") that are focused on retail properties, and office and business space properties respectively, and one stapled trust listed on the SGX-ST, Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust ("FH-REIT") 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

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.