FRASERS COMMERCIAL TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE QUARTER ENDED 31 MARCH 2014

FRASERS COMMERCIAL TRUST ("FCOT" or the "Trust") is a real estate investment trust established under a Trust Deed dated 12 September 2005 (as restated, amended and supplemented) entered into between Frasers Centrepoint Asset Management (Commercial) Ltd (as manager of FCOT) (the "Manager") and British and Malayan Trustees Limited (as trustee of FCOT) (the "Trustee").

The principal activities of FCOT and its subsidiaries (the "Group") are those relating to investment in a portfolio of commercial real estate and real estate related assets with the primary objective of delivering regular and stable distributions to Unitholders, and to achieve long-term growth in such distributions and the net asset value per Ordinary Unit of FCOT ("Unit").

The property portfolio of FCOT as at 31 March 2014 consists of five properties as follows:-

Singapore
100.0% direct interests in China Square Central ("China Square Central") and 55 Market Street ("55 Market Street"), both located in the Singapore central business district and in Alexandra Technopark ("ATP") located at 438A/438B Alexandra Road, Singapore.

Australia
50.0% indirect interest in Central Park located in Perth, Australia ("Central Park") and 100.0% indirect interest in Caroline Chisholm Centre located in Canberra, Australia ("Caroline Chisholm Centre").

SUMMARY OF CONSOLIDATED RESULTS OF FCOT AND ITS SUBSIDIARIES
- 1 January 2014 to 31 March 2014 ("2Q2014") vs 1 January 2013 to 31 March 2013 ("2Q2013")
- 1 October 2013 to 31 March 2014 ("1H2014") vs 1 October 2012 to 31 March 2013 ("1H2013")

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	28,600	29,708	(4%)	57,369	59,400	(3%)
Net property income	21,704	23,038	(6%)	43,830	45,972	(5%)
Total return for the period	12,620	12,351	2%	24,929	41,114	(39%)
Income available for distribution to Unitholders and Series A Convertible Perpetual Preferred Unit ("CPPU") holders	13,792	15,380	(10%)	27,510	30,383	(9%)
Less: Distribution to CPPU holders	3	2,325	(100%)	18	7,059	(100%)
Distribution to Unitholders	13,789	13,055	6%	27,492	23,324	18%
Income available for distribution per CPPU / Unit (cents)						
CPPU Holders						
For the period	1.36	1.36	-	2.75	2.75	-
Annualised	5.50	5.50	-	5.50	5.50	-
Unitholders						
For the period	2.05	1.99	3%	4.10	3.57	15%
Annualised	8.31	8.07	3%	8.22	7.16	15%

Footnotes:
(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 671,820,553. Please see Section 1(d)(ii) for the details of changes in the number of Units.

1(a) Consolidated Statement of Total Return together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue [1]	28,600	29,708	(4%)	57,369	59,400	(3%)
Property operating expenses [2]	(6,896)	(6,670)	3%	(13,539)	(13,428)	1%
Net property income [3]	**21,704**	**23,038**	(6%)	**43,830**	**45,972**	(5%)
Interest income	48	103	(53%)	118	511	(77%)
Manager's management fees	(2,897)	(2,901)	-	(5,842)	(5,838)	-
Trust expenses	(512)	(586)	(13%)	(970)	(1,125)	(14%)
Finance costs [4]	(4,887)	(4,908)	-	(9,907)	(11,488)	(14%)
Net income before foreign exchange differences, fair value changes and taxation	**13,456**	**14,746**	(9%)	**27,229**	**28,032**	(3%)
Foreign exchange gain/(loss)	220	339	(35%)	(449)	(42)	NM
Net change in fair value of investment properties [5]	(763)	(2,076)	(63%)	(1,202)	(4,115)	(71%)
Net change in fair value of derivative financial instruments	361	159	NM	1,254	328	NM
Realised gain/(loss) on derivative financial instruments[6]	75	(388)	NM	176	(380)	NM
Gain on divestment [7]	-	-	-	-	18,155	NM
Total return before tax	**13,349**	**12,780**	4%	**27,008**	**41,978**	(36%)
Taxation	(729)	(429)	70%	(2,079)	(864)	NM
Total return for the period	**12,620**	**12,351**	2%	**24,929**	**41,114**	(39%)

NM - Not meaningful

Reconciliation of Total Return for the Period to Income Available for Distribution

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%	S$'000	S$'000	%
Total return for the period	**12,620**	**12,351**	2%	**24,929**	**41,114**	(39%)
Non-tax deductible / (non-taxable) items and other adjustments:						
Management fees paid / payable in Units	869	2,321	(63%)	1,605	4,671	(66%)
Trustees' fees	134	132	2%	274	301	(9%)
Amortisation and expensing of borrowing costs	273	232	18%	547	1,418	(61%)
Net change in fair value of investment properties	763	2,076	(63%)	1,202	4,115	(71%)
Net change in fair value of derivative financial instruments	(361)	(159)	NM	(1,254)	(328)	NM
Deferred taxation	338	420	(20%)	689	842	(18%)
Unrealised exchange (loss)/gain	(289)	(342)	(15%)	600	30	NM
Effects of recognising accounting income on a straight line basis over the lease term	(660)	(1,892)	(65%)	(1,112)	(3,550)	(69%)
Realised loss on derivative financial instruments [6]	-	365	NM	-	365	NM
Gain on divestment [7]	-	-	-	-	(18,155)	NM
Other non tax deductible items and temporary differences	105	(124)	NM	30	(440)	NM
Net effect of non-tax deductible / (non-taxable) items and other adjustments	**1,172**	**3,029**	(61%)	**2,581**	**(10,731)**	NM
Income available for distribution to Unitholders and CPPU holders	**13,792**	**15,380**	(10%)	**27,510**	**30,383**	(9%)
Income available for distribution attributable to:						
- CPPU holders [8]	3	2,325	(100%)	18	7,059	(100%)
- Unitholders [9]	13,789	13,055	6%	27,492	23,324	18%
	13,792	**15,380**	(10%)	**27,510**	**30,383**	(9%)
Unitholders' distribution comprise:						
- from operations	13,789	12,685	9%	26,992	22,234	21%
- from capital returns [10]	-	370	NM	500	1,090	(54%)
	13,789	**13,055**	6%	**27,492**	**23,324**	18%

NM - Not meaningful

Footnotes:

(1) Gross revenue includes base rental income, car park income, service charges (payable by the tenants towards property expenses of the properties such as air-conditioning, utility charges and cleaning charges), public car park revenue and turnover rent. The composition of gross revenue by property is as follows:

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change		1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%		S$'000	S$'000	%
China Square Central	7,390	6,792	9%		14,838	13,335	11%
55 Market Street	1,279	1,309	(2%)		2,613	2,546	3%
KeyPoint	-	-	-		-	22	NM
Alexandra Technopark	5,500	5,500	-		11,000	11,000	-
Central Park	8,556	9,553	(10%)		17,074	18,976	(10%)
Caroline Chisholm Centre	5,875	6,554	(10%)		11,844	12,999	(9%)
Azabu Aco	-	-	-		-	120	NM
Galleria Otemae	-	-	-		-	319	NM
Ebara Techno-Serve	-	-	-		-	83	NM
	28,600	**29,708**	(4%)		**57,369**	**59,400**	(3%)

(2) The composition of the property operating expenses by major items is as follows:-

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change		1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%		S$'000	S$'000	%
Property maintenance expenses	2,419	2,012	20%		4,181	3,899	7%
Property management fees	425	408	4%		853	805	6%
Property tax	808	719	12%		1,680	1,586	6%
Utilities	1,306	1,533	(15%)		2,886	3,184	(9%)
Professional fees	814	964	(16%)		1,637	1,848	(11%)
Insurance	90	94	(4%)		181	196	(8%)
Council rates	391	321	22%		788	638	24%
Amortisation of leasing commission	157	96	64%		297	204	46%
Other operating expenses	486	523	(7%)		1,036	1,068	(3%)
	6,896	**6,670**	3%		**13,539**	**13,428**	1%

NM - Not meaningful

Footnotes:

(3) The composition of the net property income by property is as follows:-

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change		1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%		S$'000	S$'000	%
China Square Central	4,947	4,321	14%		9,721	8,457	15%
55 Market Street	882	908	(3%)		1,810	1,755	3%
KeyPoint	-	-	-		-	23	NM
Alexandra Technopark	5,329	5,329	-		10,658	10,658	-
Central Park	6,037	6,889	(12%)		12,102	13,750	(12%)
Caroline Chisholm Centre	4,509	5,591	(19%)		9,539	11,053	(14%)
Azabu Aco	-	-	-		-	85	NM
Galleria Otemae	-	-	-		-	127	NM
Ebara Techno-Serve	-	-	-		-	64	NM
	21,704	**23,038**	(6%)		**43,830**	**45,972**	(5%)

(4) The composition of finance costs is as follows:-

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change		1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%		S$'000	S$'000	%
Interest expense	4,614	4,676	(1%)		9,360	10,070	(7%)
Capitalised borrowing costs expensed off	-	-	-		-	939	NM
Amortisation of borrowing	273	232	18%		547	479	14%
	4,887	**4,908**	-		**9,907**	**11,488**	(14%)

NM - Not meaningful

The capitalised borrowing costs of approximately S$0.9 million expensed off during 1H2013 was attributable to the early partial prepayment of the A$86m Facility and S$320m Facility.

(5) The net change in fair value of investment properties in 1H2014 and 1H2013 was related to the adjustment of the changes in carrying value of the investment properties during the respective periods. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight-line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

Footnotes:

(6) Including in the realised gain/(loss) on derivative financial instruments are the following:

	Group					
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	Change	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	Change
	S$'000	S$'000	%	S$'000	S$'000	%
Loss arising from termination of interest rate swaps	-	(365)	NM	-	(365)	NM
Gain/(loss) arising from realisation of foreign currency forward contracts	75	(23)	NM	176	(15)	NM
	75	**(388)**	NM	**176**	**(380)**	NM

The loss arising from termination of interest rate swaps is a non-tax deductible item and had no impact on distributable income.

(7) The gain on divestment in 1H2013 was related to the divestment of Galleria Otemae, Azabu Aco and Ebara Techno-Serve which was completed on 25 October 2012. It comprised the net liabilities of S$4.8 million disposed and the realisation of cumulative translation difference on the investment of S$13.4 million.

(8) Each CPPU shall entitle the CPPU holders to receive a distribution of an amount equivalent to 5.50% per annum of the issue price of S$1.00 each of Series A CPPU.

(9) FCOT's distribution policy is to distribute at least 90% of its taxable income to the Unitholders.

(10) Unitholders' distribution from capital returns relates to the distribution available to Unitholders arising from the capital reduction of a subsidiary to distribute earnings trapped due to non-cash items.

1(b)(i) Statements of Financial Position, together with the comparative statements as at the end of the immediately preceding financial year

	Group		Trust	
	31/3/2014	30/9/2013	31/3/2014	30/9/2013
	S$'000	S$'000	S$'000	S$'000
Non-current assets				
Investment properties [1]	1,796,473	1,811,417	1,171,000	1,171,000
Subsidiaries	-	-	130,745	130,745
Loan to a subsidiary	-	-	99,425	102,148
Fixed assets	64	69	64	69
	1,796,537	**1,811,486**	**1,401,234**	**1,403,962**
Current assets				
Trade and other receivables [2]	9,368	7,892	112,597	111,652
Derivative financial instruments [3]	713	627	713	627
Cash and bank balances	36,885	42,539	34,467	37,858
	46,966	**51,058**	**147,777**	**150,137**
Total assets	**1,843,503**	**1,862,544**	**1,549,011**	**1,554,099**
Current liabilities				
Trade and other payables [4]	16,920	21,555	46,820	47,899
Current portion of security deposits	1,439	1,503	1,439	1,503
Derivative financial instruments [3]	2,253	3,490	653	753
Provision for taxation [5]	2,320	1,761	-	-
Borrowings (net of transaction costs) [6]	246,328	127,383	127,441	127,383
	269,260	**155,692**	**176,353**	**177,538**
Net current liabilities [7]	**(222,294)**	**(104,634)**	**(28,576)**	**(27,401)**
Non-current liabilities				
Borrowings (net of transaction costs) [6]	449,399	572,076	414,108	413,878
Non-current portion of security deposits	5,923	5,697	5,923	5,697
Deferred tax liabilities [8]	66,569	67,686	-	-
	521,891	**645,459**	**420,031**	**419,575**
Total liabilities	**791,151**	**801,151**	**596,384**	**597,113**
Net assets	**1,052,352**	**1,061,393**	**952,627**	**956,986**
Represented by:				
Unitholders' funds [9]	1,052,120	1,049,236	952,395	944,829
CPPU holders' funds [10]	232	12,157	232	12,157
	1,052,352	**1,061,393**	**952,627**	**956,986**

Footnotes:

(1) The investment properties were valued at their fair values based on independent valuations as at 30 September 2013 and subsequently adjusted for capital expenditure. As at 31 March 2014, the carrying amounts of the investment properties approximated their fair values.

The decrease in investment properties was mainly due to the weakening of the Australian Dollar as at 31 March 2014 as compared to 30 September 2013, which was partially offset by capital expenditure during the period.

(2) The increase in trade and other receivables was mainly due to higher levels of prepayments for property expenses.

(3) Derivative financial instruments relate to fair values of interest rate derivative financial instruments entered into in respect of FCOT's borrowings and foreign currency forward contracts.

(4) The decrease in trade and other payables was mainly due to lower accruals for property operating expenses, coupled with effects of the weakening of the Australian dollar.

(5) The increase in provision for tax was mainly attributable to tax provision for 1H2014.

(6) The decrease in total borrowings was mainly due to the weakening of the Australian dollar as at 31 March 2014 as compared to 30 September 2013. The outstanding loan under the A$105m Facility maturing in November 2014 was reclassified from borrowings (non-current) to borrowings (current).

(7) The net current liability position as at 31 March 2014 was due to the short term unsecured loan facilities which was utilised for the redemption of the CPPUs on 1 April 2013 and an Australian-dollar denominated borrowing which is approaching its maturity.

(8) Deferred tax is provided for in respect of the potential capital gains arising from the changes in fair value of an Australian property.

(9) The increase in Unitholders' funds was mainly due to the conversion of 11,925,331 CPPUs into Units during 1H2014, which is offset by the effects of the weakening of Australian dollar on the net assets attributable to the Australia operations.

(10) The decrease in CPPU holders' funds was due to the conversion of 11,925,331 CPPUs into Units during 1H2014 (see Section 1(d)(ii)).

1(b)(ii) Aggregate amount of borrowings and debt securities

Amount repayable in one year or less, or on demand

Group			
As at 31/3/2014		As at 30/9/2013	
Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
119,069	127,500	-	127,500

Amount repayable after one year

Group			
As at 31/3/2014		As at 30/9/2013	
Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
450,424	-	573,725	-

Details of any collateral
The secured borrowings comprise the following:-

(1) S$185.0 million Transferable Term Loan Facility

In June 2012, the Trustee entered into a five year transferable term loan facility of S$185.0 million (the "S$185m Facility"), which was fully utilised and remained outstanding as at 31 March 2014.

As security under the S$185m Facility, FCOT granted in favour of the security trustee the following:
(a) mortgage over Alexandra Technopark;
(b) assignments over all of FCOT's present and future rights, title and interest in (i) all insurances, sale agreements (if any), tenancy agreements and related guarantees in respect of Alexandra Technopark, and (ii) all moneys payable, claims, awards and judgments in FCOT's favour under such insurances, sale agreements (if any), tenancy agreements and guarantees;
(c) charge and assignment over all of FCOT's present and future rights, title and interest, in all bank accounts into which the rental proceeds from Alexandra Technopark are paid; and
(d) a debenture over FCOT.

(2) S$320.0 million Transferable Term Loan Facility

In June 2012, the Trustee entered into a three year transferable term loan facility of S$320.0 million (the "S$320m Facility") which was fully utilised and in October 2012, S$90.0 million was prepaid. As at 31 March 2014, the outstanding amount under the S$320m Facility amounted to S$230.0 million.

As security under the S$320m Facility, FCOT granted in favour of the security trustee the following:
(a) mortgage over China Square Central;
(b) assignments over all of FCOT's present and future rights, title and interest in (i) all insurances, sale agreements (if any), tenancy agreements and related guarantees in respect of China Square Central, and (ii) all moneys payable, claims, awards and judgments in FCOT's favour under such insurances, sale agreements (if any), tenancy agreements and guarantees; and
(c) charge and assignment over all of FCOT's present and future rights, title and interest, in all bank accounts into which the rental proceeds from China Square Central are paid; and
(d) a debenture over FCOT.

Details of any collateral (cont'd)

(3) A$105.0 million Transferable Term Loan Facility and A$86.0 million Transferable Term Loan Facility

In November 2011, Frasers Commercial Sub 3 Pte Ltd ("Frasers Sub 3"), a wholly-owned subsidiary of FCOT, entered into a three year transferable term loan facility of A$105.0 million (the "A$105m Facility"). As at 31 March 2014, the outstanding amount under the A$105m Facility amounted to A$104.2 million.

In April 2012, Frasers Commercial Sub 2 Pte. Ltd. ("Frasers Sub 2"), a wholly-owned subsidiary of FCOT, entered into a transferable term loan facility of A$86.0 million (the "A$86m Facility"), which was fully utilised. In October 2012, A$55.0 million of the A$86m Facility was prepaid. As at 31 March 2014, the outstanding amount under the A$86m Facility amounted to A$31.0 million.

As security under the A$105m Facility and the A$86m Facility, FCOT and its relevant subsidiaries have granted in favour of the security trustee the following:

(a) mortgage over FCOT's interest in Central Park;
(b) equitable mortgages and/or charges over FCOT's interest in Central Park and all units or shares (where applicable) issued by the relevant subsidiaries and sub-trust of FCOT;
(c) fixed and floating charges over the assets of Central Park Landholding Trust, which holds FCOT's interest in Central Park;
(d) assignment over the relevant leases, lease guarantees, insurance contracts, income support deeds and sale and purchase agreements in respect of the relevant subsidiaries of FCOT;
(e) assignment over any inter-company loans in respect of certain relevant subsidiaries of FCOT;
(f) charge over the relevant bank accounts of the Trustee, as trustee of FCOT, and its relevant subsidiaries, into which distributions of net rental proceeds from Central Park are paid;
(g) guarantee by the Trustee, as trustee of FCOT, and certain relevant subsidiaries of FCOT; and
(h) a debenture over Frasers Sub 3.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group			
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013
	S$'000	S$'000	S$'000	S$'000
Operating activities:				
Total return before income tax	13,349	12,780	27,008	41,978
Adjustments for:-				
Finance costs	4,887	4,908	9,907	11,488
Effect of recognising accounting income on a straight-line basis over the lease term	(660)	(1,892)	(1,112)	(3,550)
Depreciation	5	4	10	9
Amortisation of leasing commission	157	96	297	204
Interest income	(48)	(103)	(118)	(511)
Management fees paid / payable in Units	869	2,321	1,605	4,671
Net change in fair value of derivative financial instruments	(361)	(159)	(1,254)	(328)
Net change in fair value of investment properties	763	2,076	1,202	4,115
Realised gain on derivative financial instruments	(75)	388	(176)	380
Gain on divestments	-	-	-	(18,155)
Operating income before working capital changes	**18,886**	**20,419**	**37,369**	**40,301**
Changes in working capital:-				
Trade and other receivables	220	(716)	(1,484)	(1,123)
Trade and other payables	761	(556)	(2,331)	(29,277)
Cash generated from operations	**19,867**	**19,147**	**33,554**	**9,901**
Tax paid	(598)	-	(1,307)	(62)
Net cash generated from operating activities	**19,269**	**19,147**	**32,247**	**9,839**
Investing activities:				
Capital expenditure on investment properties and fixed assets	(1,129)	(1,525)	(2,531)	(2,735)
Net cash outflow on divestment	-	-	-	(13,096)
Interest received	56	106	127	511
Net cash used in investing activities	**(1,073)**	**(1,419)**	**(2,404)**	**(15,320)**
Financing activities:				
Repayment of borrowings	-	-	-	(158,767)
Redemption of CPPU units	-	(162,568)	-	(162,568)
Realisation of derivative financial instruments	75	(388)	176	(380)
Payment for derivative financial instruments	-	-	-	(83)
Finance costs paid	(4,896)	(4,700)	(9,635)	(10,339)
Issue costs paid	(7)	-	(7)	-
Distributions paid	(11,991) [(1)]	(15,003)	(25,846) [(1)]	(46,692)
Decrease in restricted cash	-	-	-	(1,661)
Transaction costs on borrowings	(60)	(128)	(60)	(128)
Net cash used in financing activities	**(16,879)**	**(182,787)**	**(35,372)**	**(380,618)**

	Group			
	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013
	S$'000	S$'000	S$'000	S$'000
Net increase/(decrease) in cash and cash equivalents	**1,317**	**(165,059)**	**(5,529)**	**(386,099)**
Cash and cash equivalents at beginning of period	35,490	252,550	42,539	473,902
Effect of exchange rate changes	78	93	(125)	(219)
Cash and cash equivalents at end of period [(2)]	**36,885**	**87,584**	**36,885**	**87,584**

Footnotes

(1) These amounts represent the cash component of the distributions paid and exclude an aggregate amount of S$1.7 million paid by way of issuance of 1,392,735 Units on 28 February 2014, pursuant to the Distribution Reinvestment Plan implemented for the distribution for the financial period from 1 October 2013 to 31 December 2013.

(2) Cash and cash equivalents

For purposes of the consolidated Cash Flow Statement, the consolidated cash and cash equivalents comprised the following:

	Group	
	31/3/2014	31/3/2013
	S$'000	S$'000
Bank and cash balances	36,885	73,065
Fixed deposits	-	14,519
Cash and cash equivalents	36,885	87,584

1(d)(i) Statements of movements in Unitholders' Funds

	Group		Trust	
	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013
	S$'000	S$'000	S$'000	S$'000
Movement from 1 October to 31 December				
Balance at beginning of period	**1,049,236**	**989,744**	**944,829**	**881,804**
Operations				
Change in net assets attributable to Unitholders resulting from operations	**12,309**	**28,763**	**3,093**	**11,731**
Unitholders' transactions				
Issue of Units - management fees	1,930	2,543	1,930	2,543
Conversion of CPPUs to Units	11,102	1,041	11,102	1,041
Distributions to Unitholders	(13,686)	(22,270)	(13,686)	(22,270)
Distributions to CPPU holders	(15)	(4,734)	(15)	(4,734)
Change in Unitholders' funds resulting from Unitholders' transactions	**(669)**	**(23,420)**	**(669)**	**(23,420)**
Foreign currency translation reserve				
Realisation of cumulative translation differences on disposal of subsidiaries	-	(13,352)	-	-
Movement for the period	(17,814)	87	-	-
	(17,814)	**(13,265)**	**-**	**-**
Balance at end of period	**1,043,062**	**981,822**	**947,253**	**870,115**
Movement from 1 January to 31 March				
Balance at beginning of period	**1,043,062**	**981,822**	**947,253**	**870,115**
Operations				
Change in net assets attributable to Unitholders resulting from operations	**12,620**	**12,351**	**15,626**	**12,835**
Unitholders' transactions				
Issue of Units - management fees	736	2,350	736	2,350
Issue of Units - Distribution Reinvestment Plan	1,727	-	1,727	-
Issue expenses	(64)	-	(64)	-
Conversion of CPPUs to Units	823	7,437	823	7,437
Distributions to Unitholders	(13,703)	(10,269)	(13,703)	(10,269)
Distributions to CPPU holders	(3)	(2,325)	(3)	(2,325)
Change in Unitholders' funds resulting from Unitholders' transactions	**(10,484)**	**(2,807)**	**(10,484)**	**(2,807)**
Foreign currency translation reserve				
Movement for the period	6,922	2,875	-	-
	6,922	**2,875**	**-**	**-**
Balance at end of period	**1,052,120**	**994,241**	**952,395**	**880,143**

1(d)(ii) Details of any changes in Units

	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013
	Units	Units	Units	Units
Issued Units				
Balance at beginning of period	668,451,126	646,773,966	657,538,987	643,707,665
Issue of Units - management fees	586,569	1,853,587	2,126,301	4,041,191
Conversion of CPPUs to Units [(1)]	695,243	6,278,918	10,067,650	7,157,615
Issue of Units - Distribution Reinvestment Plan	1,392,735	-	1,392,735	-
Balance at end of period	671,125,673	654,906,471	671,125,673	654,906,471
Issued and issuable Units				
Issued Units at end of period	671,125,673	654,906,471	671,125,673	654,906,471
Management fees payable in Units [(2)]	694,880	1,681,660	694,880	1,681,660
	671,820,553	656,588,131	671,820,553	656,588,131
Conversion of CPPUs to Units [(3)]	45,133	-	45,133	-
Issued and issuable Units at end of period	671,865,686	656,588,131	671,865,686	656,588,131
Number of Units that may be issued on conversion of CPPUs outstanding as at the end of the period [(4)]	150,678	12,097,860	150,678	12,097,860

Footnotes:

(1) The following CPPUs were converted into Units ("Conversion Units") at a conversion price of S$1.1845. Any fractions of Conversion Units were disregarded.

	1/10/2013 to 31/3/2014		1/10/2012 to 31/3/2013	
Date of conversion	CPPU	Conversion Units	CPPU	Conversion Units
1 October 2012	-	-	1,040,910	878,697
2 January 2013	-	-	7,437,501	6,278,918
1 October 2013	11,101,787	9,372,407	-	-
2 January 2014	823,544	695,243	-	-
	11,925,331	10,067,650	8,478,411	7,157,615

(2) 694,880 Units will be issued to the Manager as payment for management fees for the financial quarter ended 31 March 2014. This accounts for approximately 30% of the Manager's management fees for the financial quarter. The price of Units issued is determined based on the volume weighted average price of the Units for the ten business days preceding 31 March 2014. The remaining management fees will be paid in cash.

(3) On 1 April 2014, 53,465 CPPUs were converted into 45,133 Conversion Units at a conversion price of $1.1845. Any fractions of Conversion Units were disregarded. These Conversion Units issued on 1 April 2014 are not entitled to any distributions to the Unitholders in respect of the quarter from 1 January 2014 to 31 March 2014.

(4) The CPPU holders have the right to convert the CPPUs into Units on specific conversion dates after a period of 3 years from the date of issue of the CPPUs on 26 August 2009 at a conversion price of S$1.1845.

The number of CPPUs that may be converted to Units as at 31 March 2014 is 178,479. This is based on 231,944 issued CPPUs as at 31 March 2014 and excluding 53,465 CPPUs to be converted on 1 April 2014.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", or an equivalent standard)

These figures have not been audited nor reviewed by the auditors.

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the financial year ended 30 September 2013.

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.

Not applicable.

6. Consolidated Earnings per Unit ("EPU") and available for distribution per Unit ("DPU") for the financial period

	1/1/2014 to 31/3/2014	1/1/2013 to 31/3/2013	1/10/2013 to 31/3/2014	1/10/2012 to 31/3/2013
	S$'000	S$'000	S$'000	S$'000
Total return after taxation and before distribution	12,620	12,351	24,929	41,114
Income attributable to CPPU holders	(3)	(2,325)	(18)	(7,059)
Earnings attributable to Unitholders	12,617	10,026	24,911	34,055
EPU				
Basic EPU				
Weighted average number of Units in issue	670,070,507	662,392,539	669,048,877	656,406,211
Basic earnings per Unit (cents)[1]	1.88	1.51	3.72	5.19
Diluted EPU				
Weighted average number of Units[2]	670,266,318	674,490,399	669,244,688	668,504,071
Basic earnings per Unit on a fully diluted basis (cents)	1.88	1.51 [3]	3.72	5.19 [3]
DPU				
Number of Units issued and issuable at end of period	671,865,686	656,588,131	671,865,686	656,588,131
Less: Number of Conversion Units [4]	(45,133)	-	(45,133)	-
Number of issued and issuable Units entitled to distribution	671,820,553	656,588,131	671,820,553	656,588,131
Distribution per Unit based on the total number of issued and issuable Units entitled to distribution (cents)	2.05	1.99	4.10	3.57

(1) Basic earnings per Unit ("EPU") is computed using the earnings attributable to Unitholders and the weighted average number of Units during the period.

(2) In computing the diluted EPU, the weighted average number of Units in issue is adjusted to take into account the conversion of the CPPUs at the conversion price of S$1.1845 per CPPU.

(3) The diluted EPU is the same as basic EPU as the potential effects of the conversion of CPPUs into Units are antidilutive.

(4) The Conversion Units issued on 1 April 2014 are not entitled to any distributions to the Unitholders in respect of the quarter from 1 January 2014 to 31 March 2014.

7. Unitholders' funds per Unit based on issued and issuable Units at the end of the period

	Group		Trust	
	31/3/2014	30/9/2013	31/3/2014	30/9/2013
Unitholders' funds at end of period (S$'000)	1,052,120	1,049,236	952,395	944,829
Number of Units issued at the end of the period ('000)	671,126	657,539	671,126	657,539
Unitholders' funds per Unit (S$)	1.57	1.60	1.42	1.44
Adjusted Unitholders' funds per Unit (excluding distributable income) (S$)	1.55	1.57	1.40	1.42

8. Review of performance

(a) Variance between 2Q2014 and 2Q2013

Gross revenue for 2Q2014 was S$28.6 million and 4% lower than that of 2Q2013. During 2Q2014, revenue from China Square Central increased due to higher occupancy rates and higher rental rates achieved. The Australian dollar denominated revenue from Central Park increased due to higher rental rates achieved, which was partially offset by lower occupancy rates. These increases were offset by the effects of the weaker Australian dollar on the revenue from the Australian properties.

Property operating expenses for 2Q2014 totalled S$6.9 million which was 3% higher than that of 2Q2013. This was due to the higher property operating expenses for Central Park and painting works for Caroline Chisholm Centre. These increases were partially offset by the weaker Australian dollar. Please refer to Page 5 for the composition of the property operating expenses.

Net property income for 2Q2014 was S$21.7 million, 6% lower than that of 2Q2013. The higher income contribution from China Square Central was offset by the effects of the weakening Australian dollar on the income from Australian properties and painting works for Caroline Chisholm Centre.

Trust expenses for 2Q2014 remained consistent at approximately S$0.5 million.

Finance costs for 2Q2014 remained consistent at S$4.9 million. Interest expense on the Australian-dollar denominated borrowings decreased by S$0.4 million mainly due to the weakening Australian dollar. This was offset by the additional interest expense incurred on the short term unsecured loans drawn on 1 April 2013.

The net change in fair value of investment properties in 2Q2014 and 2Q2013 was related to the adjustment of the changes in carrying value of the investment properties during the respective periods. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight-line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

The net gain arising from fair value changes of derivative financial instruments in 2Q2014 and 2Q2013 was related to fair value gains on interest rate derivative financial instruments and forward foreign currency contracts.

Taxation expense in 2Q2014 comprised deferred tax of S$0.3 million provided on potential capital gains arising from the changes in fair value of an Australian property and taxation expenses for income in Australia. The increase in current taxation in 2Q2014 is mainly due to available tax losses being utilised in the previous financial year.

8. Review of performance (cont'd)

(b) Variance between 1H2014 and 1H2013

Gross revenue for 1H2014 was S$57.4 million and 3% lower than that of 1H2013. During 1H2014, revenue from China Square Central increased due to higher occupancy rates and higher rental rates achieved. The Australian dollar denominated revenue from Central Park increased due to higher rental rates achieved, which was partially offset by lower occupancy rates. The increase is offset by lower revenue from the Australian properties mainly due to weaker Australian dollar. These increases were offset by the effects of the weaker Australian dollar on the revenue from the Australian properties.

Property operating expenses for 1H2014 totalled S$13.5 million which was 1% higher than that of 1H2013. This was due to the higher property operating expenses for Central Park and painting works for Caroline Chisholm Centre. These increases were partially offset by the weaker Australian dollar. Please refer to Page 5 for the composition of the property operating expenses.

Net property income for 1H2014 was S$43.8 million, 5% lower than that of 1H2013. The higher income contribution from China Square Central was offset by the effects of the weakening Australian dollar on the income from Australian properties, higher property expenses for Central Park and painting works for Caroline Chisholm Centre in 2Q2014.

Trust expenses for 1H2014 remained consistent at approximately S$1.0 million.

The decrease in finance costs by S$1.6 million in 1H2014 as compared to 1H2013 was mainly due to lower interest expense and no capitalised borrowing costs expensed off. The lower interest expense due to lower gross borrowings following the partial prepayment of loan facilities in October 2012 and lower interest expense on the Australian-dollar denominated borrowings as a result of the weakening Australian dollar was offset by the interest expense incurred on the short term unsecured loans drawn on 1 April 2013.

The net change in fair value of investment properties in 1H2014 and 1H2013 was related to the adjustment of the changes in carrying value of the investment properties during the respective periods. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight-line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

The net gain arising from fair value changes of derivative financial instruments in 1H2014 and 1H2013 was related to fair value gains on interest rate derivative financial instruments and forward foreign currency contracts.

The gain on divestment in 1H2013 was related to the divestment of Galleria Otemae, Azabu Aco and Ebara Techno-Serve which was completed on 25 October 2012. It comprised the net liabilities of S$4.8 million disposed and the realisation of cumulative translation difference of S$13.4 million.

Taxation expense in 1H2014 comprised deferred tax of S$0.7 million provided on potential capital gains arising from the changes in fair value of an Australian property and taxation expenses for income in Australia. The increase in current taxation in 1H2014 is mainly due to available tax losses being utilised in the previous financial year.

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 on the competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next 12 months

Singapore

In the statements released on 14 April 2014 and 20 February 2014, the Ministry of Trade and Industry ("MTI") announced that based on advance estimates, the Singapore economy grew by 5.1% on a year-on-year ("yoy") basis in 1Q 2014, lower than the 5.5% growth in the previous quarter. On a quarter-on-quarter ("qoq") seasonally-adjusted annualised basis, the economy grew by 0.1%, moderating from the 6.1% growth in the preceding quarter. The global economic outlook is expected to improve modestly in 2014, supported by a sustained but slow recovery in the US and Eurozone economies. Nonetheless, uncertainties in the global macroeconomic environment remain. In the US, uncertainties regarding the pace of QE tapering could weigh on the financial markets and business sentiments in the short term. In China, there are risks of a sharper-than-expected slowdown given on-going policy adjustments to restructure the economy. Overall, the 2014 growth forecast for the Singapore economy is maintained at 2.0% to 4.0%.

CBRE[1] reported that average office rentals in Singapore for Grade A rent grew by 5.1% qoq to $10.25 per square feet ("psf") per month while average Grade B rent grew by 4.1% qoq to $7.55 psf per month. There was strong leasing activity in the CBD Core in Q1 2014, most notably in the Grade A segment of the market. Demands stemmed mostly from occupiers looking for small to medium-sized floor space and were observed to be mainly from the insurance, e-commerce and IT sectors. The CBD Core sub-market recorded a positive net absorption of 99,000 square feet ("sf") with a decrease in vacancy from 4.4% to 4.3%. Going forward, CBRE expects landlords to benefit from the relatively low supply for the next two years and sustainable positive demand as these would drive rents upwards. The Grade A segment of the market looks particularly well placed to lead this recovery.

CBRE[1] reported that new supply of about 420,000 sf and softened demand led vacancy rate to rise for business and science parks from 9.3% to 10.3% in Q1 2014. Industries that continued to seek space however included IT, finance and consumer products. Rental for business park (city fringe) remained unchanged at $5.40 psf per month. Demand is expected to pick up as rising office rents could push more qualifying occupiers to lease business park space as last witnessed in 2010. This could lead to the absorption of existing space which should reduce vacancy as new supply for the rest of the year and 2015 are mostly built-to-suit or pre-committed.

Australia

In the Statement on Monetary Policy Decision released in April 2014 by the Reserve Bank of Australia, cash rate remained unchanged at 2.5%. The economy in Australia grew at a below trend pace in 2013. Some indicators of business conditions and confidence have improved from a year ago and exports are rising. At the same time, resources sector investment spending is set to decline significantly and, at this stage, signs of improvement in investment intentions in other sectors are only tentative, as firms wait for more evidence of improved conditions before committing to expansion plans. Looking ahead, continued accommodative monetary policy should provide support to demand, and help growth to strengthen over time.

Colliers International[2] reported that according to the Property Council of Australia, the Perth CBD office market vacancy rate in December 2013 was 9.0%, up from 6.9% in the first half of 2013. Although the Perth vacancy rate has jumped from mid-2013, it is important to note that the CBD vacancy rate is bettered only by Melbourne (8.7%), on par with Sydney and is some five percentage points better than Brisbane (14.2%). Net absorption is expected to be more or less neutral over the first half of 2014 with a return to positive territory from 2015. Premium Grade net face rents are averaging $835 per square metre, with little apparent change in Premium Grade rents over the 12 months to December 2013. Incentives for Premium Grade have remained unchanged. According to Commonwealth Securities' latest analysis, Western Australia remains the nation's top performing economy. The long-expected slowdown in mining sector project investment is occurring, but it is important to note that the State is coming off the record investment peak of 2012 with projects transitioning from construction to operation. Notwithstanding this, the resource sector investment pipeline remains relatively solid and the stepping up of private housing construction investment is likely to offset to some degree the tapering of resource-related investment.

[1] CBRE, Singapore Market View, Q1 2014
[2] Colliers International, Research and Forecast report, First Half 2014, Australia and New Zealand

11. Distributions

(a) Current financial period

Name of distribution
Distribution to Unitholders ("Unitholders' Distribution") for the period from 1 January 2014 to 31 March 2014

The Manager has determined that the Distribution Reinvestment Plan will apply to the distribution for the period from 1 January 2014 to 31 March 2014.

(b)(i) Distribution rate

	Unitholders' Distribution
	cents
Taxable income component	1.2015
Tax-exempt income component	0.8509
Total	**2.0524**

The Payment Date and Books Closure Date for the Unitholders' Distribution are stated in Section 11 (d) and (e) below.

Distribution to CPPU Holders ("CPPU Distribution") for the period from 1 January 2014 to 31 March 2014 of 1.3562 cents per CPPU was announced on 5 March 2014 and paid on 1 April 2014.

(b)(ii) Corresponding period of preceding financial period

Unitholders' Distribution and CPPU Distribution for the period from 1 January 2013 to 31 March 2013

	Unitholders' Distribution	CPPU Holders' Distribution
	cents	cents
Taxable income component	1.1063	0.7767
Tax-exempt income component	0.8256	0.5795
Capital component	0.0564	0.0000
Total	**1.9883**	**1.3562**

(c) Tax rate

Taxable income distribution
Qualifying investors and individuals (other than those who hold their Units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deducting of tax at the rate of 10.0%. Other investors will receive their distributions after deduction of tax at the rate of 17.0%.

Tax exempt income distribution
Tax exempt income distribution is exempt from tax in the hands of all Unitholders.

(d) Date payable 30 May 2014

(e) Books closure date: 2 May 2014

12. If the Group has obtained a general mandate from unitholders for Interested Party Transactions ("IPT"), the aggregate value of such transactions are required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

There is no general mandate obtained from Unitholders for IPTs.

13. Directors' confirmation

Confirmation by Directors pursuant to clause 705(5) of the Listing Manual of SGX-ST

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of FCAMC (as Manager of FCOT) which may render these interim financial results to be false or misleading, in any material aspect.

For and on behalf of the Board of Directors of Frasers Centrepoint Asset Management (Commercial) Ltd

Dr Chua Yong Hai
Director

Low Chee Wah
Director

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 other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of management on future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

By Order of the Board
Frasers Centrepoint Asset Management (Commercial) Limited
(Company registration no. 200503404G)
As Manager of Frasers Commercial Trust

Anthony Cheong Fook Seng
Company Secretary
23 April 2014