PRESS RELEASE
For Immediate Release

FCOT's 2QFY14 distributable income rises 6% to S$13.8 million

- 2QFY14 DPU up 3.0% to 2.05 cents
- Asset enhancement initiatives contributed to better performance for China Square Central
- Positive rental reversions of up to 18.2%

Summary of FCOT's 2QFY14 Results

	1/1/14 – 31/3/14 (2Q FY14)	1/1/13 – 31/3/13 (2Q FY13)	Change (%)
Gross Revenue (S$'000)	28,600	29,708	(3.7)
Net Property Income (S$'000)	21,704	23,038	(5.8)
Net Property Income (cash basis) (S$'000) *	21,044	21,146	(0.5)
Income available for distribution to Unitholders and CPPU holders (S$'000)	13,792	15,380	(10.3)
Less: Distribution to CPPU holders (S$'000)	(3)	(2,325)	(99.9)
Distribution to Unitholders (S$'000)	13,789	13,055	5.6
Distribution per CPPU Unit	1.36¢	1.36¢	-
Distribution Per Unit	2.05¢(1)	1.99¢(2)	3.0

* Net property income excluding the effects of recognising accounting income on a straight line basis over the lease term.

(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 671.8 million.
(2) The number of Units used to calculate the amount available for DPU is 656.6 million.

Singapore – 23 April 2014 – Frasers Centrepoint Asset Management (Commercial) Ltd ("**FCAMCL**" or the "**Manager**"), the manager of Frasers Commercial Trust ("**FCOT**", SGX:Frasers Com Tr), is pleased to announce that the distributable income to Unitholders rose 5.6% to S$13.8 million for the financial quarter ended 31 March 2014 ("2QFY14"). This translated to a 3.0% higher DPU of 2.05 cents in 2QFY14.

Mr Low Chee Wah, Chief Executive Officer of the Manager, said "The Trust has continued to deliver good performance and growth in distributable income to Unitholders through positive rental reversions, even though net property income (cash basis) has decreased marginally. China Square Central continues to bolster the growth of the Trust, together with the savings in distribution for the Series A Convertible Perpetual Preferred Units ("CPPU"). The positive effects

of the Precinct Master Plan and asset enhancement initiatives undertaken at China Square Central have contributed to the better performance."

China Square Central continues to boost the performance of the Trust

Gross revenue of S$28.6 million for 2QFY14 was 3.7% lower as compared to the financial quarter ended 31 March 2013 ("2QFY13"), mainly due to the weaker Australian dollar and the lower occupancy for Central Park. However, gross revenue for the Singapore properties for 2QFY14 was up 4.2% year-on-year, mainly due to the higher occupancy and rental rates achieved by China Square Central. The higher rental rates achieved by Central Park also off-set the lower occupancy rate for Central Park.

Net property income ("NPI") of S$21.7 million for 2QFY14 was 5.8% lower as compared to 2QFY13. This was a result of the weaker Australian dollar, lower occupancy for Central Park and slightly higher expenses for Caroline Chisholm Centre due to painting works undertaken. However, if the effects of recognising accounting income on a straight line basis over the lease term were excluded, NPI (cash basis) for 2QFY14 would be S$21.0 million, which is 0.5% lower as compared to 2QFY13. This represents a minimal decrease despite the weaker Australian dollar. The Singapore properties continue to achieve better performances with a higher NPI of 5.7% year-on-year, mainly from the better performance of China Square Central. As the net cash flows from the Australian properties were hedged, the impact of the weaker Australian dollar was slightly mitigated by a realised gain on forward currency contracts of S$0.1 million and lower interest expense of the Australian-dollar denominated loans of S$0.4 million.

Despite the lower NPI, DPU for 2QFY14 of 2.05 cents was up 3.0% year-on-year as a result of the higher distributable income arising from savings in the CPPU distribution. The Manager will be implementing the distribution reinvestment plan ("DRP") for 2QFY14. 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. Participation in the DRP is voluntary and Unitholders may elect to participate in respect of all or part of their unitholdings. The DRP enables Unitholders to acquire new Units without incurring transaction or other related costs. Cash retained and Units issued in lieu of cash distributions under the DRP will enlarge the Trust's capital base, strengthen its working capital reserves and improve the liquidity of the Units.

The distribution of 2.05 cents per Unit for 2QFY14 will be paid out on 30 May 2014. The distribution books closure date for the Units is 2 May 2014.

Positive rental reversions continue to drive performance of the properties

As at 31 March 2014, the Trust achieved a strong occupancy rate of 97.5%, as compared to 95.3% a year ago. The occupancy rates in Singapore and Australia were 97.9% and 97.0%, respectively. Portfolio WALE is about 4.1 years, anchored by the long WALE of Caroline Chisholm Centre of 11.3 years.

The properties in Singapore continue to achieve positive rental reversions of up to 18.2%[1] for leases which commenced in 2QFY14. During the financial quarter, there were robust tenancy activities where approximately 286,372 square feet were committed, leased and renewed. This represents approximately 12.6% of the portfolio's net lettable area. GroupM, an existing tenant,

[1] The weighted average rental reversions based on the area for new and renewed leases which commenced in 2QFY14.

had also taken up additional space at China Square Central during the financial quarter. New and renewed leases that commenced in the quarter include tenants from diverse sectors such as medical, multimedia, resources, education, shipping and IT sectors.

Savings from net redemption and conversion of CPPUs contributed to the growth in DPU in 2QFY14

As at 31 March 2014, the Trust has an interest coverage ratio of 4.2 times and an all-in interest rate of 2.7% per annum. The Trust has successfully extended the S$127.5 million term loan facilities which matured on 1 April 2014. With this, the Trust has no refinancing requirements for the financial year ending 30 September 2014.

In 2QFY14, 0.8 million Series A CPPUs were converted by the Series A CPPU holders. On 1 April 2014, a further 0.05 million Series A CPPUs were converted by the Series A CPPU holders. To-date, 99.9% of the Series A CPPUs had either been converted or redeemed. Both the redemption and conversion of Series A CPPUs led to savings in CPPU distributions, which boosted the DPU.

Looking ahead

Mr. Low said, "We are pleased to report continuing and steady growth in 2QFY14. China Square Central continues to benefit from the Precinct Master Plan, asset enhancement initiatives and the Telok Ayer Mass Rapid Transit station on the Downtown Line which opened in December 2013. The expiry of the master lease at Alexandra Technopark in August 2014 will also provide the Trust with stronger growth going forward. In the meantime, we will continue to pursue our strategy of both organic and in-organic growth."

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About Frasers Commercial Trust

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

FCOT invests primarily in quality income-producing commercial properties. As at 31 March 2014, its portfolio includes five quality commercial buildings located in Singapore and Australia, representing a combined appraised value of approximately S$1.8 billion.

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

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

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

About Frasers Centrepoint Limited

Frasers Centrepoint Limited ("FCL") is a full-fledged international real estate company and one of Singapore's top property companies with total assets of approximately S$11.5 billion as at 31 December 2013. FCL has three core businesses focused on residential, commercial and hospitality properties spanning over 30 cities across Asia, Australasia, Europe, and the Middle-East.

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

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

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

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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.