

About Ascendas Hospitality Trust

Ascendas Hospitality Trust (“A-HTRUST”) is a stapled trust comprising Ascendas Hospitality Real Estate Investment Trust (“A-HREIT”) and Ascendas Hospitality Business Trust (“A-HBT”). A-HTRUST was listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 27 July 2012.

A-HTRUST is established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate used predominantly for hospitality purposes globally, as well as real estate-related assets in connection with the foregoing.

A-HTRUST has a portfolio of 14 quality hotels across Australia, Japan, Singapore and Korea of approximately 4,700 rooms.

Hotel	Country/City	Number of rooms
Courtyard by Marriott Sydney – North Ryde	Australia/Sydney	196
Pullman Sydney Hyde Park	Australia/Sydney	241
Novotel Sydney Central	Australia/Sydney	255
Novotel Sydney Parramatta	Australia/Sydney	194
Pullman and Mercure Melbourne Albert Park	Australia/Melbourne	378
Pullman and Mercure Brisbane King George Square	Australia/Brisbane	438
Sotetsu Grand Fresa Tokyo-Bay Ariake (“Ariake Hotel”) ¹	Japan/Tokyo	912
Sotetsu Grand Fresa Osaka-Namba (“Namba Hotel”) ²	Japan/Osaka	698
Hotel WBF Kitasemba West (“WBF West”)	Japan/Osaka	168
Hotel WBF Kitasemba East (“WBF East”)	Japan/Osaka	168
Hotel WBF Honmachi (“WBF Honmachi”)	Japan/Osaka	182

Hotel	Country/City	Number of rooms
Park Hotel Clarke Quay	Singapore	336
The Splaisir Seoul Dongdaemun (“Splaisir Dongdaemun”)	Korea/Seoul	215
ibis Ambassador Seoul Insadong (“ibis Insadong”)	Korea/Seoul	363

¹ Previously known as Hotel Sunroute Ariake.

² Previously known as Hotel Sunroute Osaka Namba.

A-HTRUST is managed by Ascendas Hospitality Trust Management Pte. Ltd. (the “Trustee-Manager”) and Ascendas Hospitality Fund Management Pte. Ltd. (the “REIT Manager”) (Trustee-Manager and REIT Manager collectively “Managers”).

Change of Financial Year End

Following the approval by Stapled Securityholders of A-HTRUST at the annual general meeting held on 10 July 2019, A-HTRUST changed its financial year end from 31 March to 31 December. The current financial year will be a 9-month period from 1 April 2019 to 31 December 2019. Thereafter, A-HTRUST’s financial year will be a 12-month period ending on 31 December each year.

Distribution Policy

A-HTRUST’s distribution policy is to distribute at least 90% of its distributable income with the actual level of distribution to be determined at the Managers’ discretion.

Following the change of financial year end, distribution periods for the current financial year will be for a 6-month period from 1 April 2019 to 30 September 2019 and a 3-month period from 1 October 2019 to 31 December 2019. Thereafter, the distributions shall be made on a semi-annual basis for every 6-month period ending 30 June and 31 December each year.

FINANCIAL REVIEW OF A-HTRUST FOR THE SECOND QUARTER AND SIX MONTHS ENDED 30 SEPTEMBER 2019

1(a)(i) Consolidated statements of net income for 2Q FY2019 and 2Q FY2018/19

	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Continuing operations										
Gross Revenue		47,475	8,634	42,450	46,373	6,994	42,966	2.4	23.4	(1.2)
Gross rental revenue		34,416	8,631	29,394	33,564	6,994	30,157	2.5	23.4	(2.5)
Food and beverage revenue		10,035	-	10,035	9,764	-	9,764	2.8	-	2.8
Other income		3,024	3	3,021	3,045	-	3,045	(0.7)	NM	(0.8)
Property Expenses		(26,307)	(690)	(25,602)	(25,911)	(497)	(29,001)	1.5	38.8	(11.7)
Operations and maintenance expenses		(4,402)	(37)	(4,365)	(4,212)	(15)	(4,197)	4.5	146.7	4.0
Hotel management fee		(1,132)	-	(1,132)	(1,267)	-	(1,267)	(10.7)	-	(10.7)
Property taxes and insurance		(891)	(514)	(377)	(733)	(384)	(349)	21.6	33.9	8.0
Services and other taxes		(1,509)	-	(1,509)	(1,580)	(1)	(1,579)	(4.5)	NM	(4.4)
Administrative and general expenses		(2,409)	(133)	(2,276)	(2,010)	(95)	(1,915)	19.9	40.0	18.9
Sales and marketing expenses		(1,767)	-	(1,767)	(1,718)	-	(1,718)	2.9	-	2.9
Staff costs		(12,059)	-	(12,059)	(12,108)	-	(12,108)	(0.4)	-	(0.4)
Energy and utilities expenses		(1,265)	(6)	(1,259)	(1,303)	(2)	(1,301)	(2.9)	NM	(3.2)
Other expenses		(873)	-	(858)	(980)	-	(4,567)	(10.9)	-	(81.2)
Net Property Income		21,168	7,944	16,848	20,462	6,497	13,965	3.5	22.3	20.6
Depreciation		(5,524)	-	(5,524)	(5,788)	-	(5,788)	(4.6)	-	(4.6)
Finance income		133	1	132	145	1	144	(8.3)	-	(8.3)
Finance costs	(a)	(3,017)	(685)	(2,332)	(2,117)	(439)	(1,678)	42.5	56.0	39.0
Finance costs (SFRS(I) 16)	(b)	-	-	(2,495)	-	-	-	-	-	NM
Fund management fees		(2,236)	(924)	(1,312)	(2,019)	(715)	(1,304)	10.7	29.2	0.6
Trustees' fees		(165)	(50)	(115)	(168)	(41)	(127)	(1.8)	22.0	(9.4)
Foreign exchange (loss)/gain, net	(c)	(932)	77	(1,009)	(2,430)	6	(2,436)	(61.6)	NM	(58.6)
Other trust income/(expenses)	(d)	1,607	(139)	1,746	(574)	(235)	(339)	NM	(40.9)	NM
Net change in fair value of derivative financial instruments	(e)	67	(152)	219	429	231	198	(84.4)	NM	10.6
Net change in fair value of right-of-use asset (SFRS(I) 16)	(b)	-	-	(1,129)	-	-	-	-	-	NM
Net change in fair value of investment securities		-	(12)	-	-	(47)	-	-	(74.5)	-
Profit before tax from continuing operations		11,101	6,060	5,029	7,940	5,258	2,635	39.8	15.3	90.9

NM - Not Meaningful

1(a)(i) **Consolidated statements of net income for 2Q FY2019 and 2Q FY2018/19 (cont'd)**

	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Income tax expense	(f)	(1,830)	(818)	(1,012)	(895)	(236)	(659)	104.5	NM	53.6
Profit from continuing operations, net of tax		9,271	5,242	4,017	7,045	5,022	1,976	31.6	4.4	103.3
Discontinued operations										
Profit from discontinued operations, net of tax		-	-	-	-	-	-	-	-	-
Profit for the quarter		9,271	5,242	4,017	7,045	5,022	1,976	31.6	4.4	103.3
Profit attributable to Stapled Securityholders of the Trust:										
- Profit from continuing operations, net of tax		9,251	5,242	3,989	7,034	5,022	1,963			
- Profit from discontinued operations, net of tax		-	-	-	-	-	-			
		9,251	5,242	3,989	7,034	5,022	1,963			
Profit attributable to non-controlling interests:										
- Profit from continuing operations, net of tax		20	-	28	11	-	13			

NM - Not Meaningful

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

Consolidated statements of comprehensive income for 2Q FY2019 and 2Q FY2018/19

	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Profit for the quarter		9,271	5,242	4,017	7,045	5,022	1,976	31.6	4.4	103.3
Items that may be reclassified subsequently to profit or loss:										
Cash flow hedges - fair value gain/(loss)		71	27	44	(91)	(72)	(19)	NM	NM	NM
Foreign currency translation gain/(loss), net	(g)	17,941	10,679	7,262	(11,550)	(3,656)	(7,892)	NM	NM	NM
		18,012	10,706	7,306	(11,641)	(3,728)	(7,911)	NM	NM	NM
Item that will not be reclassified to profit or loss:										
Revaluation surplus on freehold land and building		36	-	36	26	-	26	38.5	-	38.5
Other comprehensive income for the quarter, net of tax		18,048	10,706	7,342	(11,615)	(3,728)	(7,885)	NM	NM	NM
Total comprehensive income for the quarter, net of tax		27,319	15,948	11,359	(4,570)	1,294	(5,909)	NM	NM	NM
Total comprehensive income for the quarter attributable to Stapled Securityholders of the Trust:										
- Total comprehensive income from continuing operations net of tax		27,311	15,948	11,363	(4,584)	1,294	(5,877)			
- Total comprehensive income from discontinued operations net of tax		-	-	-	-	-	-			
		27,311	15,948	11,363	(4,584)	1,294	(5,877)			
Total comprehensive income for the quarter attributable to non-controlling interests:										
- Total comprehensive income from continuing operations net of tax		8	-	(4)	14	-	(32)			

NM - Not Meaningful

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

Consolidated distribution statements for 2Q FY2019 and 2Q FY2018/19

	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Profit for the quarter attributable to Stapled Securityholders of the Trust		9,251	5,242	3,989	7,034	5,022	1,963	31.5	4.4	103.2
Add/(less):										
REIT manager's management fee payable in Stapled Securities		462	462	-	358	358	-	29.1	29.1	-
Trustee-manager's management fee payable in Stapled Securities		656	-	656	652	-	652	0.6	-	0.6
Depreciation		5,524	-	5,524	5,788	-	5,788	(4.6)	-	(4.6)
Foreign exchange loss/(gain), net		900	(81)	981	2,025	2	2,023	(55.6)	NM	(51.5)
Net change in fair value on derivative financial instruments	(e)	(67)	152	(219)	(429)	(231)	(198)	(84.4)	NM	10.6
Net change in fair value of investment securities		-	12	-	-	47	-	-	(74.5)	-
Partial distribution from disposal gain of China Group		-	-	-	1,780	-	1,780	NM	-	NM
Others		234	46	196	605	86	521	(61.3)	(46.5)	(62.4)
Income available for distribution at end of quarter (before deducting income retained for working capital)		16,960	5,833	11,127	17,813	5,284	12,529	(4.8)	10.4	(11.2)
Less:										
Income retained for working capital	(h)	(1,236)	(408)	(828)	(1,245)	(528)	(717)	(0.7)	(22.7)	15.5
Income available for distribution at end of quarter (after deducting income retained for working capital)		15,724	5,425	10,299	16,568	4,756	11,812	(5.1)	14.1	(12.8)

NM - Not Meaningful

Notes:

- (a) *The finance costs increased mainly due to new loans from:
 - (i) refinancing of A\$180 million loan in September 2018;
 - (ii) issuance of TMK bonds and drawdown of loans to acquire WBF hotels in September and December 2018; and
 - (iii) drawdown of KRW 32 billion loan in Korea in March 2019.*

- (b) *Ascendas Ariake Godo Kaisha (“AAGK”), a subsidiary of A-HBT, leases Ariake Hotel from Ascendas Hospitality Tokutei Mokuteki Kaisha, a subsidiary of A-HREIT. SFRS(I) 16 requires AAGK to recognise a right-of-use (“ROU”) asset and lease liability on balance sheet relating to this operating lease with effect from 1 April 2019. The straight-line operating lease payment has been replaced with net change in fair value of ROU asset and finance costs on lease liabilities in statement of net income. Please refer to paragraph 5 on page 28 for details.*

- (c) *The net foreign exchange (loss)/gain mainly arose from the revaluation of shareholders' loans denominated in AUD extended from A-HBT to its subsidiaries, in accordance with SFRS(I) 1-21.*

- (d) *Other trust income recognised in 2Q FY2019 was mainly due to the termination of the acquisition and the associated management contract of the serviced apartments in Melbourne.*

- (e) *This related mainly to mark-to-market of foreign currency forward contracts which were entered into to hedge foreign currency risk exposures arising mostly from AUD and JPY distribution income.*

- (f) *The higher income tax expense was mainly due to higher taxable income in 2Q FY2019 and under provision of income tax expense in 2Q FY2018/19.*

- (g) *This related to the exchange differences arising from the translation of the results and the financial position of all the Group entities with functional currencies different from that of the presentation currency of A-HTRUST (SGD).*

- (h) *In 2Q FY2019, A-HTRUST retained 7.3% of its income available for distribution to finance the working capital needs of the existing properties (2Q FY2018/19: 7.0%). This amounted to approximately S\$1.2 million (2Q FY2018/19: S\$1.2 million).*

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(a)(i) **Consolidated statements of net income for six months ended 30 September 2019 and 2018**

	1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Continuing operations										
Gross Revenue		93,986	17,209	84,018	91,296	13,922	84,300	2.9	23.6	(0.3)
Gross rental revenue		68,293	17,131	58,341	65,667	13,540	58,934	4.0	26.5	(1.0)
Food and beverage revenue		19,817	-	19,817	19,311	-	19,311	2.6	-	2.6
Other income		5,876	78	5,860	6,318	382	6,055	(7.0)	(79.6)	(3.2)
Property Expenses		(51,567)	(1,354)	(50,177)	(52,134)	(881)	(58,060)	(1.1)	53.7	(13.6)
Operations and maintenance expenses		(8,737)	(74)	(8,663)	(8,389)	(2)	(8,387)	4.1	NM	3.3
Hotel management fee		(2,161)	-	(2,161)	(2,405)	-	(2,405)	(10.1)	-	(10.1)
Property taxes and insurance		(1,854)	(1,017)	(837)	(1,452)	(763)	(689)	27.7	33.3	21.5
Services and other taxes		(2,178)	(1)	(2,177)	(3,107)	(1)	(3,106)	(29.9)	-	(29.9)
Administrative and general expenses		(4,606)	(252)	(4,354)	(4,097)	(170)	(3,927)	12.4	48.2	10.9
Sales and marketing expenses		(3,538)	-	(3,538)	(3,389)	-	(3,389)	4.4	-	4.4
Staff costs		(24,184)	-	(24,184)	(24,444)	-	(24,444)	(1.1)	-	(1.1)
Energy and utilities expenses		(2,561)	(10)	(2,551)	(2,560)	55	(2,615)	0.0	NM	(2.4)
Other expenses		(1,748)	-	(1,712)	(2,291)	-	(9,098)	(23.7)	-	(81.2)
Net Property Income		42,419	15,855	33,841	39,162	13,041	26,240	8.3	21.6	29.0
Depreciation		(11,043)	-	(11,043)	(11,671)	-	(11,671)	(5.4)	-	(5.4)
Finance income		330	2	328	305	1	304	8.2	100.0	7.9
Finance costs	(a)	(6,145)	(1,369)	(4,776)	(5,494)	(827)	(4,667)	11.8	65.5	2.3
Finance costs (SFRS(I) 16)	(b)	-	-	(4,992)	-	-	-	-	-	NM
Fund management fees		(4,451)	(1,827)	(2,624)	(4,028)	(1,422)	(2,606)	10.5	28.5	0.7
Trustees' fees		(331)	(99)	(232)	(342)	(82)	(260)	(3.2)	20.7	(10.8)
Foreign exchange (loss)/gain, net	(c)	(1,909)	302	(2,211)	(2,194)	46	(2,240)	(13.0)	NM	(1.3)
Other trust income/(expenses)	(d)	1,219	(271)	1,490	(1,009)	(379)	(630)	NM	(28.5)	NM
Net change in fair value of derivative financial instruments	(e)	(778)	(437)	(341)	403	114	289	NM	NM	NM
Net change in fair value of right-of-use asset (SFRS(I) 16)	(b)	-	-	(2,223)	-	-	-	-	-	NM
Net change in fair value of investment securities		-	(95)	-	-	(172)	-	-	(44.8)	-
Profit before tax from continuing operations		19,311	12,061	7,217	15,132	10,320	4,759	27.6	16.9	51.6

NM - Not Meaningful

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(a)(i) Consolidated statements of net income for six months ended 30 September 2019 and 2018 (cont'd)

	Note	1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]		
		A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Income tax expense	(f)	(3,123)	(979)	(2,144)	(2,202)	(511)	(1,691)	41.8	91.6	26.8
Profit from continuing operations, net of tax		16,188	11,082	5,073	12,930	9,809	3,068	25.2	13.0	65.4
<u>Discontinued operations</u>										
Profit from discontinued operations, net of tax	(g)	-	-	-	149,478	-	149,478	NM	-	NM
Profit for the period		16,188	11,082	5,073	162,408	9,809	152,546	(90.0)	13.0	(96.7)
Profit attributable to Stapled Securityholders of the Trust:										
- Profit from continuing operations, net of tax		16,149	11,082	5,011	12,914	9,809	3,052			
- Profit from discontinued operations, net of tax		-	-	-	149,478	-	149,478			
		16,149	11,082	5,011	162,392	9,809	152,530			
Profit attributable to non-controlling interests:										
- Profit from continuing operations, net of tax		39	-	62	16	-	16			

NM - Not Meaningful

Consolidated statements of comprehensive income for six months ended 30 September 2019 and 2018

	1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Profit for the period		16,188	11,082	5,073	162,408	9,809	152,546	(90.0)	13.0	(96.7)
Items that may be reclassified subsequently to profit or loss:										
Cash flow hedges - fair value (loss)/gain		(369)	2	(371)	743	(72)	815	NM	NM	NM
Cash flow hedges - reclassification to profit or loss upon settlement		-	-	-	979	-	979	NM	-	NM
Foreign currency translation gain/(loss), net	(h)	16,566	15,437	1,129	(17,721)	(5,370)	(12,349)	NM	NM	NM
		16,197	15,439	758	(15,999)	(5,442)	(10,555)	NM	NM	NM
Item that will not be reclassified to profit or loss:										
Revaluation surplus on freehold land and building		61	-	61	109	-	109	(44.0)	-	(44.0)
Other comprehensive income for the period, net of tax		16,258	15,439	819	(15,890)	(5,442)	(10,446)	NM	NM	NM
Total comprehensive income for the period, net of tax		32,446	26,521	5,892	146,518	4,367	142,100	(77.9)	NM	(95.9)
Total comprehensive income for the period attributable to Stapled Securityholders of the Trust:										
- Total comprehensive income from continuing operations net of tax		32,494	26,521	5,973	(4,118)	4,367	(8,483)			
- Total comprehensive income from discontinued operations net of tax		-	-	-	150,643	-	150,643			
		32,494	26,521	5,973	146,525	4,367	142,160			
Total comprehensive income for the period attributable to non-controlling interests:										
- Total comprehensive income from continuing operations net of tax		(48)	-	(81)	(7)	-	(60)			

NM - Not Meaningful

Consolidated distribution statements for six months ended 30 September 2019 and 2018

	1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Profit for the period attributable to Stapled Securityholders of the Trust		16,149	11,082	5,011	162,392	9,809	152,530	(90.1)	13.0	(96.7)
Add/(less):										
REIT manager's management fee payable in Stapled Securities		914	914	-	711	711	-	28.6	28.6	-
Trustee-manager's management fee payable in Stapled Securities		1,311	-	1,311	1,303	-	1,303	0.6	-	0.6
Depreciation		11,043	-	11,043	11,671	-	11,671	(5.4)	-	(5.4)
Foreign exchange loss/(gain), net		1,909	(240)	2,149	2,242	(9)	2,251	(14.9)	NM	(4.5)
Net change in fair value on derivative financial instruments	(e)	778	437	341	(403)	(114)	(289)	NM	NM	NM
Net change in fair value of investment securities		-	95	-	-	172	-	-	(44.8)	-
Partial distribution from disposal gain of China Group		-	-	-	3,550	-	3,550	NM		
Gain on disposal of subsidiaries		-	-	-	(148,096)	-	(148,096)	NM		
Others		465	92	396	890	92	798	(47.8)	-	(50.4)
Income available for distribution at end of period (before deducting income retained for working capital)		32,569	12,380	20,251	34,260	10,661	23,718	(4.9)	16.1	(14.6)
Less:										
Income retained for working capital	(i)	(2,282)	(866)	(1,416)	(2,400)	(528)	(1,872)	(4.9)	64.0	(24.4)
Income available for distribution at end of period (after deducting income retained for working capital)		30,287	11,514	18,835	31,860	10,133	21,846	(4.9)	13.6	(13.8)

NM - Not Meaningful

Notes:

- (a) *Finance costs increased mainly due to loans drawdown for new hotels in Japan and Korea.*
- (b) *This was due to adoption of SFRS(I) 16. Please refer to paragraph 5 on page 28 for details.*
- (c) *The net foreign exchange (loss)/gain mainly arose from the revaluation of shareholders' loans denominated in AUD extended from A-HBT to its subsidiaries, in accordance with SFRS(I) 1-21.*
- (d) *Other trust income recognised in the six months ended 30 September 2019 was mainly due to the termination of the acquisition and the associated management contract of the serviced apartments in Melbourne.*
- (e) *This related mainly to mark-to-market of foreign currency forward contracts which were entered into to hedge foreign currency risk exposures arising mostly from AUD and JPY distribution income.*
- (f) *The higher income tax expense was mainly due to higher taxable income in the six months ended 30 September 2019 and under provision of income tax expense in the six months ended 30 September 2018.*

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

- (g) *The disposal of A-HBT's entire interest in Ascendas China Hotel Investment Limited and Ascendas Hospitality China Pte. Ltd. (collectively, the "China Group") was completed on 18 May 2018. Please refer to Note (c) on page 20 for more details.*

	1 April 2019 to 30 September 2019	1 April 2018 to 30 September 2018
	China Group (S\$'000)	China Group (S\$'000)
Gross revenue	-	3,317
Gross rental revenue	-	3,014
Food and beverage revenue	-	238
Other income	-	65
Property expenses	-	(1,815)
Operations and maintenance expenses	-	(429)
Hotel management fee	-	(226)
Property taxes and insurance	-	(124)
Services and other taxes	-	(16)
Administrative and general expenses	-	(96)
Sales and marketing expenses	-	(190)
Staff costs	-	(522)
Energy and utilities expenses	-	(82)
Other expenses	-	(130)
Net property income	-	1,502
Finance income	-	14
Foreign exchange gain, net	-	128
Profit before tax from discontinued operations	-	1,644
Income tax expense	-	(262)
Profit from discontinued operations, net of tax	-	1,382
Gain on disposal of subsidiaries	-	148,096
Profit from discontinued operations, net of tax	-	149,478

- (h) *This related to the exchange differences arising from the translation of the results and the financial position of all the Group entities with functional currencies different from that of the presentation currency of A-HTRUST (SGD).*
- (i) *A-HTRUST retained 7.0% of its income available for distribution to finance the working capital needs of the existing properties (six months ended 30 September 2018: 7.0%). This amounted to approximately S\$2.3 million (six months ended 30 September 2018: S\$2.4 million).*

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1(b)(i) Balance sheets

	30 September 2019			31 March 2019			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
ASSETS										
Non-current assets										
Investment properties		1,256,842	813,971	442,871	1,212,681	779,699	432,982	3.6	4.4	2.3
Right-of-use asset (SFRS(I) 16)	(a)	-	-	122,296	-	-	-	-	-	NM
Property, plant and equipment		597,520	-	597,520	612,225	-	612,225	(2.4)	-	(2.4)
Investment securities		-	2,754	-	-	2,849	-	-	(3.3)	-
Derivative financial instruments	(b)	3,812	-	3,812	8,774	1,525	7,249	(56.6)	NM	(47.4)
Deferred tax assets		4,438	-	4,438	4,540	-	4,540	(2.2)	-	(2.2)
Other non-current assets	(c)	-	-	-	4,854	32	4,822	NM	NM	NM
		<u>1,862,612</u>	<u>816,725</u>	<u>1,170,937</u>	<u>1,843,074</u>	<u>784,105</u>	<u>1,061,818</u>	<u>1.1</u>	<u>4.2</u>	<u>10.3</u>
Current assets										
Inventories		284	-	284	333	-	333	(14.7)	-	(14.7)
Trade and other receivables	(d)	12,975	3,853	13,932	17,635	9,371	12,651	(26.4)	(58.9)	10.1
Prepayments	(e)	2,340	555	1,785	4,130	1,482	2,648	(43.3)	(62.6)	(32.6)
Cash and cash equivalents		72,462	26,200	46,262	72,025	23,393	48,632	0.6	12.0	(4.9)
Derivative financial instruments	(b)	2,668	606	2,062	742	106	636	NM	NM	NM
Other current assets		6	-	6	426	-	426	(98.6)	-	(98.6)
		<u>90,735</u>	<u>31,214</u>	<u>64,331</u>	<u>95,291</u>	<u>34,352</u>	<u>65,326</u>	<u>(4.8)</u>	<u>(9.1)</u>	<u>(1.5)</u>
Total assets		<u>1,953,347</u>	<u>847,939</u>	<u>1,235,268</u>	<u>1,938,365</u>	<u>818,457</u>	<u>1,127,144</u>	<u>0.8</u>	<u>3.6</u>	<u>9.6</u>
LIABILITIES										
Current liabilities										
Trade and other payables		38,258	10,966	32,103	36,819	11,614	29,593	3.9	(5.6)	8.5
Deferred income		1,880	156	1,724	1,903	155	1,748	(1.2)	0.6	(1.4)
Borrowings	(f)	-	-	-	5,000	5,000	-	NM	NM	-
Medium term notes	(f)	74,987	49,491	25,496	-	-	-	NM	NM	NM
Derivative financial instruments	(b)	3,496	3,084	412	15	6	9	NM	NM	NM
Lease liabilities (SFRS(I) 16)	(a)	-	-	5,031	-	-	-	-	-	NM
Income tax payable		1,832	1,296	536	1,457	663	794	25.7	95.5	(32.5)
		<u>120,453</u>	<u>64,993</u>	<u>65,302</u>	<u>45,194</u>	<u>17,438</u>	<u>32,144</u>	<u>166.5</u>	<u>NM</u>	<u>103.2</u>
Net current (liabilities)/assets	(g)	<u>(29,718)</u>	<u>(33,779)</u>	<u>(971)</u>	<u>50,097</u>	<u>16,914</u>	<u>33,182</u>	<u>NM</u>	<u>NM</u>	<u>NM</u>

NM - Not Meaningful

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(b)(i) **Balance sheets (cont'd)**

	30 September 2019			31 March 2019			Variance [increase(+)/decrease(-)]			
	Note	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Non-current liabilities										
Other payables		390	-	390	378	-	378	3.2	-	3.2
Rental and other deposits		17,714	8,147	9,567	16,914	7,806	9,108	4.7	4.4	5.0
Deferred income		4,972	719	4,253	5,892	707	5,185	(15.6)	1.7	(18.0)
Borrowings	(f)	510,800	248,879	261,921	493,682	231,289	262,393	3.5	7.6	(0.2)
Deferred tax liabilities		72,380	27,509	44,871	72,477	27,529	44,948	(0.1)	(0.1)	(0.2)
Derivative financial instruments	(b)	3,340	381	2,959	3,281	1,736	1,545	1.8	(78.1)	91.5
Lease liabilities (SFRS(I) 16)	(a)	-	-	117,265	-	-	-	-	-	NM
Medium term notes	(f)	69,930	280	69,650	144,892	49,763	95,129	(51.7)	(99.4)	(26.8)
		<u>679,526</u>	<u>285,915</u>	<u>510,876</u>	<u>737,516</u>	<u>318,830</u>	<u>418,686</u>	<u>(7.9)</u>	<u>(10.3)</u>	<u>22.0</u>
Total liabilities		799,979	350,908	576,178	782,710	336,268	450,830	2.2	4.4	27.8
Net assets		1,153,368	497,031	659,090	1,155,655	482,189	676,314	(0.2)	3.1	(2.5)
Stapled Securityholders' funds										
Stapled Securities in issue		983,592	419,715	563,877	981,115	418,564	562,551	0.3	0.3	0.2
Issue costs		(15,761)	(5,994)	(9,767)	(15,761)	(5,994)	(9,767)	-	-	-
Management fees payable in Stapled Securities		959	303	656	1,527	856	671	(37.2)	(64.6)	(2.2)
Revenue reserve		51,334	70,734	(17,993)	71,788	71,929	1,322	(28.5)	(1.7)	NM
Foreign currency translation reserve		(27,324)	12,612	(39,543)	(43,977)	(2,825)	(40,813)	(37.9)	NM	(3.1)
Asset revaluation reserve		159,686	-	157,877	159,625	-	157,816	0.0	-	0.0
Hedging reserve		(1,050)	(339)	(703)	(681)	(341)	(334)	54.2	(0.6)	110.5
		<u>1,151,436</u>	<u>497,031</u>	<u>654,404</u>	<u>1,153,636</u>	<u>482,189</u>	<u>671,446</u>	<u>(0.2)</u>	<u>3.1</u>	<u>(2.5)</u>
Non-controlling interests		1,932	-	4,686	2,019	-	4,868	(4.3)	-	(3.7)
		<u>1,153,368</u>	<u>497,031</u>	<u>659,090</u>	<u>1,155,655</u>	<u>482,189</u>	<u>676,314</u>	<u>(0.2)</u>	<u>3.1</u>	<u>(2.5)</u>
Number of Stapled Securities in issue ('000)		1,137,723	1,137,723	1,137,723	1,135,005	1,135,005	1,135,005			
Net asset value per Stapled Security (\$)		1.01	0.44	0.58	1.02	0.42	0.60			

NM - Not Meaningful

Notes:

- (a) *This was due to the adoption of SFRS(I) 16. Please refer to paragraph 5 on page 28 for details.*
- (b) *Movements in derivative financial instruments arose from fair value changes upon re-measurement of foreign exchange forward contracts, cross currency swaps and interest rate swaps.*
- (c) *The decrease in other non-current assets was due to refund of deposit in relation to the termination of the acquisition of the serviced apartments in Melbourne.*
- (d) *Decrease in trade and other receivables was mainly due to S\$5.6 million VAT input tax refund received in relation to acquisition of WBF West, WBF East and WBF Honmachi hotels in April 2019.*
- (e) *Decrease in prepayments was mainly due to amortisation of prepaid land and property tax to profit or loss.*
- (f) *Please refer to page 16 for more details.*
- (g) *Net current liabilities position was due to reclassification of the medium term notes which are due in April 2020. The Managers are of the opinion that the Group will be able to secure refinancing to repay the medium term notes when they fall due.*

1(b)(ii) Borrowings

	30 September 2019			31 March 2019			Variance [increase(+)/decrease(-)]		
	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (S\$'000)	A-HREIT Group (S\$'000)	A-HBT Group (S\$'000)	A-HTRUST (%)	A-HREIT Group (%)	A-HBT Group (%)
Current:									
Unsecured bank loans	-	-	-	5,000	5,000	-	NM	NM	-
Medium term notes	74,987	49,491	25,496	-	-	-	NM	NM	NM
Total current	74,987	49,491	25,496	5,000	5,000	-	NM	NM	NM
Non-current:									
TMK bonds	183,733	182,424	1,309	170,761	169,544	1,217	7.6	7.6	7.6
Unsecured bank loans	327,067	66,455	260,612	322,921	61,745	261,176	1.3	7.6	(0.2)
Medium term notes	69,930	280	69,650	144,892	49,763	95,129	(51.7)	(99.4)	(26.8)
Total non-current	580,730	249,159	331,571	638,574	281,052	357,522	(9.1)	(11.3)	(7.3)
Borrowings, net of transaction costs capitalised ¹	655,717	298,650	357,067	643,574	286,052	357,522	1.9	4.4	(0.1)

¹ Borrowings did not include lease liabilities that arose from SFRS(I) 16 adoption and derivative financial instruments.

TMK bonds

The TMK bonds in A-HREIT Group comprise of the following:

- (i) JPY8.0 billion bond issued by Ascendas Hospitality Tokutei Mokuteki Kaisha on 4 October 2017. The bond carries a fixed rate of 0.714% per annum and matures on 4 October 2022;
- (ii) JPY3.82 billion bond issued by Ascendas Hospitality Honmachi Tokutei Mokuteki Kaisha on 28 September 2018. The bond carries a fixed rate of 0.749% per annum and matures on 28 September 2023; and
- (iii) JPY2.18 billion bond issued by Ascendas Hospitality Honmachi Tokutei Mokuteki Kaisha on 20 December 2018. The bond carries a fixed rate of 0.627% per annum and matures on 28 September 2023.

The TMK bond in A-HBT Group relates to JPY100 million bond issued by Ascendas Japan Namba Tokutei Mokuteki Kaisha on 24 March 2017. The bond carries a floating interest rate of 3 Month JPY LIBOR + 1.50% per annum and matures on 23 March 2023.

Unsecured bank loans

As at 30 September 2019, total facilities of the Group are as follows:

- (i) A\$180 million unsecured term loan facility;
- (ii) A\$20 million committed revolving credit facility;
- (iii) USD36 million unsecured term loan facility;
- (iv) JPY5.1 billion unsecured term loan facility;
- (v) KRW32 billion unsecured term loan facility; and
- (vi) S\$170 million of uncommitted revolving credit facilities.

Medium term notes

Two tranches of medium term notes have been issued pursuant to the S\$1 billion multi-currency stapled debt issuance programme. The first tranche of 5-year S\$75.0 million (S\$49.5 million under A-HREIT Group and S\$25.5 million under A-HBT Group) 3.3% notes is due April 2020. The second tranche of 6-year S\$70.0 million (S\$0.28 million under A-HREIT Group and S\$69.72 million under A-HBT Group) 3.325% notes is due September 2022.

Details of collateral

The TMK bonds under A-HREIT Group and a portion of unsecured bank loans under A-HBT Group are secured by corporate guarantees from A-HREIT and A-HBT.

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(c) Consolidated cash flow statement

Note	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018		
	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)
Cash flows from operating activities												
Profit before tax from continuing operations	11,101	6,060	5,029	7,940	5,258	2,635	19,311	12,061	7,217	15,132	10,320	4,759
Profit before tax from discontinued operations	-	-	-	-	-	-	-	-	-	149,740	-	149,740
Profit before tax, total	11,101	6,060	5,029	7,940	5,258	2,635	19,311	12,061	7,217	164,872	10,320	154,499
Adjustments for:												
Depreciation	5,524	-	5,524	5,788	-	5,788	11,043	-	11,043	11,671	-	11,671
Gain on disposal of China Group	-	-	-	-	-	-	-	-	-	(148,096)	-	(148,096)
Management fee paid/payable in Stapled Securities	959	303	656	880	228	652	1,909	598	1,311	1,756	453	1,303
Foreign exchange (gain)/loss from capital reduction	-	-	-	-	-	-	(167)	(202)	35	102	35	67
Foreign exchange loss/(gain), net	900	(81)	981	1,550	(10)	1,559	2,490	(144)	2,634	2,682	99	2,582
Effects of recognising rental income on a straight line basis over lease term	36	-	36	26	-	26	61	-	61	45	-	45
Net change in fair value of derivative financial instruments	(67)	152	(219)	(429)	(231)	(198)	778	437	341	(403)	(114)	(289)
Net change in fair value of right-of-use asset (SFRS(I) 16)	(a)	-	1,129	-	-	-	-	-	2,223	-	-	-
Net change in fair value of investment securities	-	12	-	-	47	-	-	95	-	-	172	-
Dividend from investment securities	-	-	-	-	-	-	-	(62)	-	-	(119)	-
Finance costs	3,017	685	2,332	2,117	439	1,678	6,145	1,369	4,776	5,494	827	4,667
Finance costs (SFRS(I) 16)	(a)	-	2,495	-	-	-	-	-	4,992	-	-	-
Finance income	(133)	(1)	(132)	(145)	(1)	(144)	(330)	(2)	(328)	(319)	(1)	(318)
Amortisation of deferred income	(444)	(4)	(440)	(445)	-	(445)	(883)	(7)	(876)	(890)	-	(890)
Operating cash flows before working capital changes	20,893	7,126	17,391	17,282	5,730	11,551	40,357	14,143	33,429	36,914	11,672	25,241
Changes in working capital:												
Inventories	37	-	37	44	-	44	43	-	43	61	-	61
Trade and other receivables	(2,005)	(479)	(1,194)	777	(3,115)	3,892	3,645	5,733	(1,663)	(2,225)	(1,342)	(1,328)
Prepayments	869	508	361	712	343	369	1,830	978	852	1,855	700	1,155
Other assets (current and non-current)	5,354	31	5,323	139	196	(57)	5,278	32	5,246	54	197	(143)
Trade and other payables	5,726	(53)	5,447	537	(172)	710	4,134	(382)	4,091	(636)	(743)	553
Rental and other deposits	(4)	-	(4)	5,052	1,350	3,702	184	200	(16)	5,274	1,544	3,730
Cash generated from operations	30,870	7,133	27,361	24,543	4,332	20,211	55,471	20,704	41,982	41,297	12,028	29,269
Income tax paid	(1,206)	(177)	(1,029)	(1,617)	(715)	(902)	(2,876)	(409)	(2,467)	(3,265)	(945)	(2,320)
Interest received	269	1	268	142	1	141	452	2	450	313	1	312
Interest paid	(2,360)	(100)	(2,260)	(1,355)	(79)	(1,276)	(5,766)	(1,190)	(4,576)	(5,527)	(860)	(4,667)
Net cash generated from operating activities	27,573	6,857	24,340	21,713	3,539	18,174	47,281	19,107	35,389	32,818	10,224	22,594

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(c) **Consolidated cash flow statement (cont'd)**

Note	1 July 2019 to 30 September 2019			1 July 2018 to 30 September 2018			1 April 2019 to 30 September 2019			1 April 2018 to 30 September 2018		
	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)	A-HTRUST (\$'000)	A-HREIT Group (\$'000)	A-HBT Group (\$'000)
Cash flows from investing activities												
Acquisition of property, plant and equipment	(4,954)	-	(4,954)	(6,065)	-	(6,065)	(8,162)	-	(8,162)	(8,868)	-	(8,868)
Subsequent capital expenditures on investment property	(133)	(50)	(83)	(51)	(51)	-	(718)	(352)	(366)	(154)	(154)	-
Acquisition of investment properties	-	-	-	(75,651)	(75,651)	-	-	-	-	(181,268)	(83,921)	(97,347)
Dividend income received from investment securities	-	-	-	-	-	-	-	62	-	-	119	-
Increase in restricted fixed deposit	(b)	-	-	-	-	-	-	-	-	(3,669)	-	(3,669)
Net cash (outflow)/inflow from disposal of China Group	(c)	-	-	(1,358)	-	(1,358)	-	-	-	218,677	-	218,677
Deposit paid for acquisition of investment property	-	-	-	-	-	-	-	-	-	(2,142)	(2,142)	-
Net cash (used in)/generated from investing activities	(5,087)	(50)	(5,037)	(83,125)	(75,702)	(7,423)	(8,880)	(290)	(8,528)	22,576	(86,098)	108,793
Cash flows from financing activities												
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	1,245	-	1,245
Distribution paid to Stapled Securityholders	-	-	-	-	-	-	(36,603)	(12,277)	(24,326)	(35,418)	(11,655)	(23,763)
Dividends paid to non-controlling interests	-	-	-	-	-	-	(22)	-	(84)	-	-	(119)
Proceeds from borrowings, net of transaction costs	-	-	-	267,675	91,029	176,646	9,240	6,400	2,840	387,609	109,441	278,168
Repayment of borrowings	(2,000)	(2,000)	-	(90,324)	(3,450)	(86,874)	(11,400)	(11,400)	-	(344,689)	(7,250)	(337,439)
Payment for lease liabilities (SFRS(I) 16)	(a)	-	(3,624)	-	-	-	-	-	(7,215)	-	-	-
Net cash (used in)/generated from financing activities	(2,000)	(2,000)	(3,624)	177,351	87,579	89,772	(38,785)	(17,277)	(28,785)	8,747	90,536	(81,908)
Net increase/(decrease) in cash and cash equivalents	20,486	4,807	15,679	115,939	15,416	100,523	(384)	1,540	(1,924)	64,141	14,662	49,479
Cash and cash equivalents at beginning of quarter/period (Note A)	47,902	20,576	27,326	41,338	16,375	24,963	68,437	23,393	45,044	93,311	17,170	76,141
Effect of exchange rate changes on cash and cash equivalents	639	817	(178)	(672)	(284)	(388)	974	1,267	(293)	(847)	(325)	(522)
Cash and cash equivalents at end of quarter/period (Note B)	69,027	26,200	42,827	156,605	31,507	125,098	69,027	26,200	42,827	156,605	31,507	125,098
Note A:												
Continuing operations	51,358	20,576	30,782	41,338	16,375	24,963	72,025	23,393	48,632	67,441	17,170	50,271
Discontinued operations	-	-	-	-	-	-	-	-	-	25,870	-	25,870
Less: restricted fixed deposit	(3,456)	-	(3,456)	-	-	-	(3,588)	-	(3,588)	-	-	-
Cash and cash equivalents at beginning of quarter/period	47,902	20,576	27,326	41,338	16,375	24,963	68,437	23,393	45,044	93,311	17,170	76,141
Note B:												
Cash and bank balances	72,462	26,200	46,262	160,274	31,507	128,767	72,462	26,200	46,262	160,274	31,507	128,767
Less: restricted fixed deposit	(b)	(3,435)	(3,435)	(3,669)	-	(3,669)	(3,435)	-	(3,435)	(3,669)	-	(3,669)
Cash and cash equivalents at end of quarter/period	69,027	26,200	42,827	156,605	31,507	125,098	69,027	26,200	42,827	156,605	31,507	125,098

Notes:

- (a) This was due to the adoption of SFRS(I) 16. Please refer to paragraph 5 on page 28 for details.
- (b) Restricted fixed deposit relates to security deposit from tenant which can only be drawn down as rental payment upon tenant's default or refunded to tenant upon lease expiry.
- (c) Disposal of China Group

	1 April 2019 to 30 September 2019	1 April 2018 to 30 September 2018
<u>Carrying amounts of assets and liabilities disposed of</u>		
Prepaid land lease	-	32,729
Property, plant and equipment	-	61,411
Inventories	-	44
Trade and other receivables	-	1,067
Prepayments	-	134
Cash and cash equivalents	-	26,642
Other current assets	-	107
Total assets	-	122,134
Trade and other payables	-	2,186
Income tax payable	-	312
Rental and other deposits	-	116
Deferred taxation	-	6,513
Total liabilities	-	9,127
Net assets disposed of	-	113,007
The aggregate cash inflow arising from the disposal of subsidiaries were:		
Net assets disposed of	-	113,007
Transfer from asset revaluation reserve	-	(12,250)
Transfer from foreign currency translation reserve	-	(1,516)
Transfer from other reserve	-	(1,212)
	-	98,029
Gain on disposal	-	148,096
Total sales consideration, net of transaction costs	-	246,125
Less: cash and cash equivalents in subsidiaries disposed of	-	(26,642)
Less: deposit received in prior year	-	(19,460)
Add: professional fees and tax payable	-	18,654
Net cash inflow on disposal of China Group	-	218,677

1(d)(i) Statements of changes in Stapled Securityholders' funds

	<---Attributable to Stapled Securityholders of the Trust--->									
	Stapled Securities in issue	Issue costs	Management fees payable in Stapled Securities	Revenue reserve	Foreign currency translation reserve	Asset revaluation reserve	Hedging reserve	Total	Non-controlling interests	Total
	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)	(\$'000)
A-HTRUST										
Balance at 1 April 2019	981,115	(15,761)	1,527	71,788	(43,977)	159,625	(681)	1,153,636	2,019	1,155,655
Profit for the quarter	-	-	-	6,898	-	-	-	6,898	19	6,917
<u>Other comprehensive income</u>										
Cash flow hedges - fair value loss	-	-	-	-	-	-	(440)	(440)	-	(440)
Revaluation surplus on freehold land and building	-	-	-	-	-	25	-	25	-	25
Currency translation differences	-	-	-	-	(1,300)	-	-	(1,300)	(75)	(1,375)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(1,300)	25	(440)	(1,715)	(75)	(1,790)
Total comprehensive income for the quarter, net of tax	-	-	-	6,898	(1,300)	25	(440)	5,183	(56)	5,127
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>										
Management fees paid in Stapled Securities	1,527	-	(1,527)	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	950	-	-	-	-	950	-	950
Distributions to Stapled Securityholders	-	-	-	(36,603)	-	-	-	(36,603)	-	(36,603)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	(22)	(22)
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	1,527	-	(577)	(36,603)	-	-	-	(35,653)	(22)	(35,675)
Balance at 30 June 2019	982,642	(15,761)	950	42,083	(45,277)	159,650	(1,121)	1,123,166	1,941	1,125,107
Profit for the quarter	-	-	-	9,251	-	-	-	9,251	20	9,271
<u>Other comprehensive income</u>										
Cash flow hedges - fair value gain	-	-	-	-	-	-	71	71	-	71
Revaluation surplus on freehold land and building	-	-	-	-	-	36	-	36	-	36
Currency translation differences	-	-	-	-	17,953	-	-	17,953	(12)	17,941
Other comprehensive income for the quarter, net of tax	-	-	-	-	17,953	36	71	18,060	(12)	18,048
Total comprehensive income for the quarter, net of tax	-	-	-	9,251	17,953	36	71	27,311	8	27,319
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>										
Management fees paid in Stapled Securities	950	-	(950)	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	959	-	-	-	-	959	-	959
Dividend payable to non-controlling interests	-	-	-	-	-	-	-	-	(17)	(17)
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	950	-	9	-	-	-	-	959	(17)	942
Balance at 30 September 2019	983,592	(15,761)	959	51,334	(27,324)	159,686	(1,050)	1,151,436	1,932	1,153,368

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(d)(i) **Statement of changes in Stapled Securityholders' funds (cont'd)**

	<---Attributable to Stapled Securityholders of the Trust--->										
	Stapled Securities in issue	Issue costs	Management fees payable in Stapled Securities	Revenue reserve	Foreign currency translation reserve	Asset revaluation reserve	Hedging reserve	Reserves of disposal group classified as held for sale	Total	Non-controlling interests	Total
	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)
A-HTRUST											
Balance at 1 April 2018	976,963	(15,761)	1,446	(94,987)	(14,853)	173,985	(1,199)	13,813	1,039,407	-	1,039,407
Profit for the quarter	-	-	-	155,358	-	-	-	-	155,358	5	155,363
<u>Other comprehensive income</u>											
Cash flow hedges - fair value gain	-	-	-	-	-	-	700	134	834	-	834
Cash flow hedges - reclassification to profit or loss upon settlement	-	-	-	-	-	-	620	359	979	-	979
Revaluation surplus on freehold land and building	-	-	-	-	-	18	-	65	83	-	83
Currency translation differences	-	-	-	-	(6,752)	-	-	607	(6,145)	(26)	(6,171)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(6,752)	18	1,320	1,165	(4,249)	(26)	(4,275)
Total comprehensive income for the quarter, net of tax	-	-	-	155,358	(6,752)	18	1,320	1,165	151,109	(21)	151,088
<u>Contributions by and distributions to Stapled Securityholders</u>											
Management fees paid in Stapled Securities	1,446	-	(1,446)	-	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	876	-	-	-	-	-	876	-	876
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	1,245	1,245
Distributions to Stapled Securityholders	-	-	-	(35,418)	-	-	-	-	(35,418)	-	(35,418)
Total contributions by and distributions to Stapled Securityholders	1,446	-	(570)	(35,418)	-	-	-	-	(34,542)	1,245	(33,297)
<u>Others</u>											
Disposal of subsidiaries	-	-	-	-	-	-	-	(14,978)	(14,978)	-	(14,978)
Total others	-	-	-	-	-	-	-	(14,978)	(14,978)	-	(14,978)
Balance at 30 June 2018	978,409	(15,761)	876	24,953	(21,605)	174,003	121	-	1,140,996	1,224	1,142,220
Profit for the quarter	-	-	-	7,034	-	-	-	-	7,034	11	7,045
<u>Other comprehensive income</u>											
Cash flow hedges - fair value loss	-	-	-	-	-	-	(91)	-	(91)	-	(91)
Revaluation surplus on freehold land and building	-	-	-	-	-	26	-	-	26	-	26
Currency translation differences	-	-	-	-	(11,553)	-	-	-	(11,553)	3	(11,550)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(11,553)	26	(91)	-	(11,618)	3	(11,615)
Total comprehensive income for the quarter, net of tax	-	-	-	7,034	(11,553)	26	(91)	-	(4,584)	14	(4,570)
<u>Contributions by and distributions to Stapled Securityholders</u>											
Management fees paid in Stapled Securities	876	-	(876)	-	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	880	-	-	-	-	-	880	-	880
Total contributions by and distributions to Stapled Securityholders	876	-	4	-	-	-	-	-	880	-	880
Balance at 30 September 2018	979,285	(15,761)	880	31,987	(33,158)	174,029	30	-	1,137,292	1,238	1,138,530

1(d)(i) Statement of changes in Stapled Securityholders' funds (cont'd)

	<---Attributable to Stapled Securityholders of the Trust--->						
	Stapled Securities in issue	Issue costs	Management fees payable in Stapled Securities	Revenue reserve	Foreign currency translation reserve	Hedging reserve	Total
	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)
A-HREIT Group							
Balance at 1 April 2019	418,564	(5,994)	856	71,929	(2,825)	(341)	482,189
Profit for the quarter	-	-	-	5,840	-	-	5,840
<u>Other comprehensive income</u>							
Cash flow hedges - fair value loss	-	-	-	-	-	(25)	(25)
Currency translation differences	-	-	-	-	4,758	-	4,758
Other comprehensive income for the quarter, net of tax	-	-	-	-	4,758	(25)	4,733
Total comprehensive income for the quarter, net of tax	-	-	-	5,840	4,758	(25)	10,573
<u>Contributions by and distributions to Stapled Securityholders</u>							
Management fees paid in Stapled Securities	856	-	(856)	-	-	-	-
Management fees payable in Stapled Securities	-	-	295	-	-	-	295
Distributions to Stapled Securityholders	-	-	-	(12,277)	-	-	(12,277)
Total contributions by and distributions to Stapled Securityholders	856	-	(561)	(12,277)	-	-	(11,982)
Balance at 30 June 2019	419,420	(5,994)	295	65,492	1,933	(366)	480,780
Profit for the quarter	-	-	-	5,242	-	-	5,242
<u>Other comprehensive income</u>							
Cash flow hedges - fair value gain	-	-	-	-	-	27	27
Currency translation differences	-	-	-	-	10,679	-	10,679
Other comprehensive income for the quarter, net of tax	-	-	-	-	10,679	27	10,706
Total comprehensive income for the quarter, net of tax	-	-	-	5,242	10,679	27	15,948
<u>Contributions by and distributions to Stapled Securityholders</u>							
Management fees paid in Stapled Securities	295	-	(295)	-	-	-	-
Management fees payable in Stapled Securities	-	-	303	-	-	-	303
Total contributions by and distributions to Stapled Securityholders	295	-	8	-	-	-	303
Balance at 30 September 2019	419,715	(5,994)	303	70,734	12,612	(339)	497,031

1(d)(i) Statement of changes in Stapled Securityholders' funds (cont'd)

	<---Attributable to Stapled Securityholders of the Trust--->						
	Stapled Securities in issue (S\$'000)	Issue costs (S\$'000)	Management fees payable in Stapled Securities (S\$'000)	Revenue reserve (S\$'000)	Foreign currency translation reserve (S\$'000)	Hedging reserve (S\$'000)	Total (S\$'000)
A-HREIT Group							
Balance at 1 April 2018	417,098	(5,994)	751	28,150	1,558	-	441,563
Profit for the quarter	-	-	-	4,787	-	-	4,787
<u>Other comprehensive income</u>							
Currency translation differences	-	-	-	-	(1,714)	-	(1,714)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(1,714)	-	(1,714)
Total comprehensive income for the quarter, net of tax	-	-	-	4,787	(1,714)	-	3,073
<u>Contributions by and distributions to Stapled Securityholders</u>							
Management fees paid in Stapled Securities	751	-	(751)	-	-	-	-
Management fees payable in Stapled Securities	-	-	225	-	-	-	225
Distributions to Stapled Securityholders	-	-	-	(11,655)	-	-	(11,655)
Total contributions by and distributions to Stapled Securityholders	751	-	(526)	(11,655)	-	-	(11,430)
Balance at 30 June 2018	417,849	(5,994)	225	21,282	(156)	-	433,206
Profit for the quarter	-	-	-	5,022	-	-	5,022
<u>Other comprehensive income</u>							
Cash flow hedges - fair value loss	-	-	-	-	-	(72)	(72)
Currency translation differences	-	-	-	-	(3,656)	-	(3,656)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(3,656)	(72)	(3,728)
Total comprehensive income for the quarter, net of tax	-	-	-	5,022	(3,656)	(72)	1,294
<u>Contributions by and distributions to Stapled Securityholders</u>							
Management fees paid in Stapled Securities	225	-	(225)	-	-	-	-
Management fees payable in Stapled Securities	-	-	228	-	-	-	228
Total contributions by and distributions to Stapled Securityholders	225	-	3	-	-	-	228
Balance at 30 September 2018	418,074	(5,994)	228	26,304	(3,812)	(72)	434,728

1(d)(i) Statement of changes in Stapled Securityholders' funds (cont'd)

	<---Attributable to Stapled Securityholders of the Trust--->									
	Stapled Securities in issue	Issue costs	Management fees payable in Stapled Securities	Revenue reserve	Foreign currency translation reserve	Asset revaluation reserve	Hedging reserve	Total	Non-controlling interests	Total
	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)
A-HBT										
Balance at 1 April 2019	562,551	(9,767)	671	1,322	(40,813)	157,816	(334)	671,446	4,868	676,314
Profit for the quarter	-	-	-	1,022	-	-	-	1,022	34	1,056
<u>Other comprehensive income</u>										
Cash flow hedges - fair value loss	-	-	-	-	-	-	(413)	(413)	(2)	(415)
Revaluation surplus on freehold land and building	-	-	-	-	-	25	-	25	-	25
Currency translation differences	-	-	-	-	(6,024)	-	-	(6,024)	(109)	(6,133)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(6,024)	25	(413)	(6,412)	(111)	(6,523)
Total comprehensive income for the quarter, net of tax	-	-	-	1,022	(6,024)	25	(413)	(5,390)	(77)	(5,467)
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>										
Management fees paid in Stapled Securities	671	-	(671)	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	655	-	-	-	-	655	-	655
Distributions to Stapled Securityholders	-	-	-	(24,326)	-	-	-	(24,326)	-	(24,326)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	(84)	(84)
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	671	-	(16)	(24,326)	-	-	-	(23,671)	(84)	(23,755)
Balance at 30 June 2019	563,222	(9,767)	655	(21,982)	(46,837)	157,841	(747)	642,385	4,707	647,092
Profit for the quarter	-	-	-	3,989	-	-	-	3,989	28	4,017
<u>Other comprehensive income</u>										
Cash flow hedges - fair value gain	-	-	-	-	-	-	44	44	-	44
Revaluation surplus on freehold land and building	-	-	-	-	-	36	-	36	-	36
Currency translation differences	-	-	-	-	7,294	-	-	7,294	(32)	7,262
Other comprehensive income for the quarter, net of tax	-	-	-	-	7,294	36	44	7,374	(32)	7,342
Total comprehensive income for the quarter, net of tax	-	-	-	3,989	7,294	36	44	11,363	(4)	11,359
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>										
Management fees paid in Stapled Securities	655	-	(655)	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	656	-	-	-	-	656	-	656
Dividend payable to non-controlling interests	-	-	-	-	-	-	-	-	(17)	(17)
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	655	-	1	-	-	-	-	656	(17)	639
Balance at 30 September 2019	563,877	(9,767)	656	(17,993)	(39,543)	157,877	(703)	654,404	4,686	659,090

A-HTRUST Announcement of Results for the Second Quarter and Six Months Ended 30 September 2019

1(d)(i) Statement of changes in Stapled Securityholders' funds (cont'd)

	<---Attributable to Stapled Securityholders of the Trust--->										
	Stapled Securities in issue	Issue costs	Management fees payable in Stapled Securities	Revenue reserve	Foreign currency translation reserve	Asset revaluation reserve	Hedging reserve	Reserves of disposal group classified as held for sale	Total	Non-controlling interests	Total
	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)	(S\$'000)
A-HBT Group											
Balance at 1 April 2018	559,865	(9,767)	695	(121,338)	(16,244)	172,006	(1,188)	13,813	597,842	3,352	601,194
Profit for the quarter	-	-	-	150,567	-	-	-	-	150,567	3	150,570
<u>Other comprehensive income</u>											
Cash flow hedges - fair value gain	-	-	-	-	-	-	699	134	833	1	834
Cash flow hedges - reclassification to profit or loss upon settlement	-	-	-	-	-	-	614	359	973	6	979
Revaluation surplus on freehold land and building	-	-	-	-	-	18	-	65	83	-	83
Currency translation differences	-	-	-	-	(5,026)	-	-	607	(4,419)	(38)	(4,457)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(5,026)	18	1,313	1,165	(2,530)	(31)	(2,561)
Total comprehensive income for the quarter, net of tax	-	-	-	150,567	(5,026)	18	1,313	1,165	148,037	(28)	148,009
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>											
Management fees paid in Stapled Securities	695	-	(695)	-	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	651	-	-	-	-	-	651	-	651
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	1,245	1,245
Distributions to Stapled Securityholders	-	-	-	(23,763)	-	-	-	-	(23,763)	-	(23,763)
Dividend paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(119)	(119)
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	695	-	(44)	(23,763)	-	-	-	-	(23,112)	1,126	(21,986)
<u>Others</u>											
Disposal of subsidiaries	-	-	-	-	-	-	-	(14,978)	(14,978)	-	(14,978)
Total others	-	-	-	-	-	-	-	(14,978)	(14,978)	-	(14,978)
Balance at 30 June 2018	560,560	(9,767)	651	5,466	(21,270)	172,024	125	-	707,789	4,450	712,239
Profit for the quarter	-	-	-	1,963	-	-	-	-	1,963	13	1,976
<u>Other comprehensive income</u>											
Cash flow hedges - fair value loss	-	-	-	-	-	-	(19)	-	(19)	-	(19)
Revaluation surplus on freehold land and building	-	-	-	-	-	26	-	-	26	-	26
Currency translation differences	-	-	-	-	(7,847)	-	-	-	(7,847)	(45)	(7,892)
Other comprehensive income for the quarter, net of tax	-	-	-	-	(7,847)	26	(19)	-	(7,840)	(45)	(7,885)
Total comprehensive income for the quarter, net of tax	-	-	-	1,963	(7,847)	26	(19)	-	(5,877)	(32)	(5,909)
<u>Contributions by and distributions to Stapled Securityholders and non-controlling interests</u>											
Management fees paid in Stapled Securities	651	-	(651)	-	-	-	-	-	-	-	-
Management fees payable in Stapled Securities	-	-	652	-	-	-	-	-	652	-	652
Total contributions by and distributions to Stapled Securityholders and non-controlling interests	651	-	1	-	-	-	-	-	652	-	652
Balance at 30 September 2018	561,211	(9,767)	652	7,429	(29,117)	172,050	106	-	702,564	4,418	706,982

1(d)(ii) Details of any changes in the Stapled Securities

	1 July 2019 to 30 September 2019	1 July 2018 to 30 September 2018	1 April 2019 to 30 September 2019	1 April 2018 to 30 September 2018
	('000)	('000)	('000)	('000)
A-HTRUST, A-HREIT Group and A-HBT Group				
Balance at beginning of quarter/period	1,136,747	1,131,570	1,135,005	1,129,839
Issue of new Stapled Securities				
- Management fees paid in Stapled Securities (a)	976	1,136	2,718	2,867
Issued Stapled Securities at end of quarter/period	<u>1,137,723</u>	<u>1,132,706</u>	<u>1,137,723</u>	<u>1,132,706</u>
Stapled Securities to be issued:				
- Management fees payable in Stapled Securities (a)	884	1,088	884	1,088
Total issued and to be issued Stapled Securities	<u>1,138,607</u>	<u>1,133,794</u>	<u>1,138,607</u>	<u>1,133,794</u>

Note:

- (a) These are Stapled Securities issued to the Managers as partial consideration of management fees incurred. The Managers have opted to receive 50% of their fees in Stapled Securities in 2Q FY2019 (50% in 2Q FY2018/19).

1(d)(iii) Total number of issued Stapled Securities excluding treasury units as at the end of the current financial period and as at the end of the immediately preceding year

A-HTRUST, A-HREIT Group and A-HBT Group do not hold any treasury units as at 30 September 2019 and 31 March 2019.

The total number of issued Stapled Securities as at 30 September 2019 and 31 March 2019 were 1,137,723,271 and 1,135,004,953 respectively.

1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury units as at the end of the current financial period reported on

Not applicable.

1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on

Not applicable.

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

The figures have not been audited or reviewed.

3 Where the 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 issuer's most recent audited annual financial statements have been applied.

The accounting policies and methods of computation adopted are consistent with those applied in the audited financial statements for the financial year ended 31 March 2019, except for those disclosed under paragraph 5.

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

There has been no change in the accounting policies and methods of computation adopted by A-HTRUST for the current reporting period compared with the audited financial statements as at 31 March 2019, except for the adoption of new Singapore Financial Reporting Standards (International) ("SFRS(I)") applicable for financial year beginning 1 April 2019 as described in the following.

SFRS(I) 16 Leases

SFRS(I) 16 introduces a single, on-balance sheet accounting model for lessees. A lessee recognises a ROU 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 unchanged – i.e. lessors continue to classify leases as finance or operating leases.

AAGK, a subsidiary of A-HBT, leases Ariake Hotel from Ascendas Hospitality Tokutei Mokuteki Kaisha, a subsidiary of A-HREIT. SFRS(I) 16 requires AAGK to recognise a ROU asset and lease liability relating to this operating lease. A-HBT Group applied the practical expedient to recognise an amount of ROU assets equal to its lease liabilities at 1 April 2019 using modified retrospective approach and will not restate comparative amounts for the year prior to initial adoption.

Under SFRS(I) 16, qualifying lease payments were no longer recorded as other expenses but will be applied towards reducing the lease liabilities and the associated interest expense. Lessee may present cash paid for the interest portion of the lease liabilities as either operating activities or financing activities, as permitted by SFRS(I) 1-7 – Statement of Cash Flows. A-HBT Group has opted to report payment for the interest portion together with the principal portion under financing activities for cash flow reporting purposes. The application of SFRS(I) 16 did not have an impact on the net cash flows or distributable income of A-HTRUST.

The adoption of SFRS(I) 16 results in increase in total assets and total liabilities, EBITDA and gearing ratio for A-HBT Group. However, there is no impact for A-HTRUST as the intra-group transaction is fully eliminated on consolidation.

The impacts of initial application of SFRS(I) 16 on the balance sheet of A-HBT Group as at 1 April 2019 are as follows:

1 April 2019		
Before SFRS(I) 16 adjustments (S\$'000)	SFRS(I) 16 adjustments (S\$'000)	After SFRS(I) 16 adjustments (S\$'000)

A-HBT Group

Right-of-use asset (SFRS(I) 16)	-	115,933	115,933
Lease liabilities (SFRS(I) 16)	-	115,933	115,933

6 Group earnings per Stapled Security (“EPS”) and distribution per Stapled Security (“DPS”) for the quarter ended 30 September 2019.

Group earnings per Stapled Security

	2Q FY2019	2Q FY2018/19	Six months ended 30 September 2019	Six months ended 30 September 2018
Weighted average number of Stapled Securities	1,137,330,613	1,132,249,388	1,136,621,530	1,132,099,175
EPS ^(a) for the period based on the weighted average number of Stapled Securities in issue (cents)				
- from continuing operations	0.81	0.62	1.42	1.14
- from continuing and discontinued operations	0.81	0.62	1.42	14.34

Note:

- (a) The diluted EPS is the same as basic EPS as no dilutive instruments were in issue during the reported quarter.

Group distribution per Stapled Security

	2Q FY2019	2Q FY2018/19	Six months ended 30 September 2019	Six months ended 30 September 2018
Number of Stapled Securities issued and to be issued at end of the period	1,138,607,188	1,133,793,321	1,138,607,188	1,133,793,321
Distribution per Stapled Security (cents) ^(a)	1.38	1.46	2.66	2.81
Distribution per Stapled Security (cents) - excluding one-off partial distribution from disposal gain of China Group	1.38	1.32	2.66	2.52

Note:

- (a) In 2Q FY2019 and the six months ended 30 September 2019, A-HTRUST retained 7.3% and 7.0% of its income available for distribution to finance the working capital needs of the existing properties respectively (2Q FY2018/19 and the six months ended 30 September 2018: 7.0% and 7.0% respectively).

7 Group net asset value (“NAV”) per Stapled Security based on existing Stapled Securities in issue and to be issued as at the end of the period

	As at 30 September 2019	As at 31 March 2019
Number of Stapled Securities in issue at end of the period	1,137,723,271	1,135,004,953
Number of Stapled Securities to be issued ^(a)	883,917	1,741,978
Number of Stapled Securities in issue and to be issued at end of the period	1,138,607,188	1,136,746,931
Net asset value per Stapled Security of the Group, based on Stapled Securities in issue and to be issued at end of the period (\$)	1.01	1.02

Note:

- (a) Stapled Securities to be issued to the Managers as partial consideration of management fees incurred for the period from 1 July 2019 to 30 September 2019 (31 March 2019: for the period from 1 January 2019 to 31 March 2019).

8 Review of the performance

Revenue and Net Property Income – 2Q FY2019 vs. 2Q FY2018/19

	Revenue				Net property income			
	2Q	2Q	Change		2Q	2Q	Change	
	FY2019	FY2018/19	(+increase / -decrease)		FY2019	FY2018/19	(+increase / -decrease)	
	S\$million	S\$million	S\$million	% ⁽¹⁾	S\$million	S\$million	S\$million	% ⁽¹⁾
Australia	34.1	35.4	(1.3)	(3.7)	8.9	10.3	(1.4)	(13.6)
Japan	7.8	6.6	1.2	18.2	6.8	5.9	0.9	15.3
Korea	2.1	1.0	1.1	110.0	2.0	0.9	1.1	122.2
Singapore	3.5	3.4	0.1	2.9	3.5	3.4	0.1	2.9
Total	47.5	46.4	1.1	2.4	21.2	20.5	0.7	3.4

⁽¹⁾ Computation is based on the financials rounded to the nearest dollar. Any differences between the individual amounts and total thereof are due to rounding

Group

Gross revenue and net property income (“NPI”) for 2Q FY2019 were S\$47.5 million and S\$21.2 million, an increase of S\$1.1 million and S\$0.7 million respectively as compared to 2Q FY2018/19. The better performance was due to full quarter contributions from the new Japan and Korea hotels, partially offset by refurbishment of rooms in Novotel Sydney Parramatta, weaker earnings from Melbourne hotels and the unfavourable FX movement in AUD (-4.1%) and KRW (-2.7%).

Australia

The decrease in NPI of S\$1.4 million was mainly attributable to impact from refurbishment of rooms in Novotel Sydney Parramatta, weaker performance from our Melbourne hotels, exacerbated by the unfavourable foreign exchange movement (S\$0.4 million).

Although market conditions remained challenging in Australia, we remain positive on the longer term prospects and invested in the refurbishment of rooms in Novotel Sydney Parramatta. Revenue and NPI was therefore lower y-o-y.

Pullman & Mercure Melbourne Albert Park’s room performance continued to be affected by soft market conditions but was mitigated by stronger conferencing demand.

Pullman & Mercure Brisbane King George Square achieved y-o-y growth in occupancy as a result of well-executed strategies in driving higher volume production across most segments and stronger conference and food & beverage performance.

Japan

Ariake Hotel's performance was in line with last year while Namba Hotel's performance was affected by the political tension between Japan and Korea which resulted in the decline in Korean tourists.

With the completion of acquisition of WBF East and WBF West in September 2018 and WBF Honmachi in December 2018, these three hotels contributed S\$1.35 million of earnings for 2Q FY2019 to the Japan portfolio.

Korea

Splaisir Dongdaemun and ibis Insadong started contributing to the Group following the completion of the acquisition in May 2018 and December 2018 respectively.

Singapore

Income from Park Hotel Clarke Quay for 2Q FY2019 was in line with last year.

Income available for distribution

Income available for distribution for the quarter was S\$16.9 million. With the retention of S\$1.2 million for working capital in the quarter, income to be distributed for the quarter would be S\$15.7 million, a decrease of S\$0.8 million (5.1%) over the same period last year. The decrease was mainly due to absence of China sale proceeds distribution of S\$1.8 million, higher net finance cost of S\$1.2 million from refinancing of AUD loan and new loans taken up for acquisition of Japan and Korea hotels, higher tax expense of S\$0.9 million and mitigated by higher NPI of S\$0.7 million, lower foreign exchange rate loss of S\$0.4 million, and net other trust income of S\$2.0 million.

8 Review of the performance (cont'd)

Revenue and Net Property Income – 6 months ended 30 September 2019 and 2018

	Revenue				Net property income			
	FY2019	FY2018/19	Change		FY2019	FY2018/19	Change	
			(+increase / -decrease)	% ⁽¹⁾			(+increase / -decrease)	% ⁽¹⁾
S\$million	S\$million	S\$million	% ⁽¹⁾	S\$million	S\$million	S\$million	% ⁽¹⁾	
Australia	67.2	69.7	(2.5)	(3.6)	17.7	19.4	(1.7)	(8.8)
Japan	15.9	13.5	2.4	17.8	14.0	11.8	2.2	18.6
Korea	4.1	1.4	2.7	192.9	3.9	1.3	2.6	200.0
Singapore	6.8	6.7	0.1	1.5	6.8	6.7	0.1	1.5
Total	94.0	91.3	2.7	3.0	42.4	39.2	3.2	8.2
China ⁽²⁾	-	3.3	(3.3)	(100.0)	-	1.5	(1.5)	(100.0)
Total with China	94.0	94.6	(0.6)	(0.6)	42.4	40.7	1.7	4.2

⁽¹⁾ Computation is based on the financials rounded to the nearest dollar. Any differences between the individual amounts and total thereof are due to rounding

⁽²⁾ Sale of China assets was completed on 18 May 2018

Gross revenue and NPI for 6 months ended 30 September 2019 were S\$94.0 million and S\$42.4 million, a decrease of S\$0.6 million (0.7%) and an increase of S\$1.8 million (4.3%) respectively as compared to 6 months ended 30 September 2018. The lower revenue was due to weaker performance of Australia portfolio and the disposed China Group, partially offset by contribution from new hotels in Japan and Korea. The increase in NPI was lifted by the half yearly contributions from the new hotels, partially offset by the absence of earnings from China Group, impacts from refurbishment of rooms in Novotel Sydney Parramatta and Pullman & Mercure Melbourne Albert Park, weaker earnings in Melbourne hotels and unfavourable FX movement in AUD (-4.5%) and KRW (-3.6%).

After retention of S\$2.3 million, income to be distributed for 6 months ended 30 September 2019 stood at S\$30.3 million, a decrease of S\$1.6 million (4.9%) as compared to 6 months ended 30 September 2018, primarily due to higher net finance cost of S\$1.0 million from new loans taken up for acquisition of Japan and Korea hotels, higher tax expense of S\$0.7million, and absence of S\$3.6 million partial distribution from China sale proceeds. This was partially mitigated by higher NPI of S\$1.7 million, lower retention of S\$0.1 million and net other trust income of S\$1.9 million.

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

No forecast or prospect statement has been previously disclosed.

10 Commentary on 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

The demand for hotel accommodation in Australia is expected to grow as both international arrivals and domestic overnight trips continued to improve for the year ended 30 June 2019¹. However, the hotel market conditions in Sydney and Melbourne are expected to remain competitive in the near term due to increase in supply of hotel rooms. The hotel market in Brisbane is expected to continue its recovery, further buoyed by upcoming attractions in the city over the next few years, including the on-going development of an integrated resort in Queen's Wharf and the proposed 'Brisbane Live' entertainment precinct.

The Tokyo hotel market is expected to benefit from major international events held in the city such as the 2020 Tokyo Olympics. The hotel market in Osaka is expected to experience weaker market conditions due to a decrease in South Korean visitors against the backdrop of ongoing tension between the two countries, compounded by increase in supply of hotel rooms. However, the new attraction at Universal Studios Japan and hosting of the 2025 World Expo will provide a boost for the Osaka hotel market in the medium term. The proposed development of two integrated resorts in Japan will also benefit the tourism sector of the country in the longer term.

International arrivals into South Korea continued to be robust with a y-o-y growth of 16.1% to 12.9 million visitors year-to-date ("YTD") September 2019². Its top three source markets posted strong growth, with the number of Chinese visitors increasing by 27.1% y-o-y for the period YTD September 2019². With upcoming supply of hotel rooms expected to be relatively moderate, the general performance hotel market is expected to improve as inbound arrivals continue to grow.

The growth trend in international arrivals continued as Singapore welcomed 12.9 million international visitors during the first eight months of 2019, an increase of 1.9% y-o-y³, and the new developments such as expansion of the two integrated resorts are expected to continue driving inbound over the longer term. Singapore was also recently ranked as world's most competitive economy, reinforcing its position as a key global economic centre which is expected to drive corporate demand. As inbound arrivals continue to grow, this will support the hotel market amidst the expected modest increase in supply.

10 Commentary on 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 (cont'd)

Proposed Combination

The proposed combination between A-HTRUST and Ascott Residence Trust (“Combination”) was approved by stapled securityholders of A-HTRUST at the extraordinary general meeting and scheme meeting held on 21 October 2019. Subject to the Combination being sanctioned by the Court, the last day of trading of the stapled securities of A-HTRUST is expected to be 16 December 2019 with the expected delisting of A-HTRUST on 3 January 2020.

The abovementioned dates are indicative and may be subject to change. Please refer to future announcement(s) for the exact dates of these events and further details of the Combination.

In connection with the Combination, the Managers will continue to engage the various lenders of the existing borrowings of A-HTRUST to discuss provisions in the various loan documents that may be triggered as a result of the completion of the Combination.

¹ Source: Tourism Australia Research.

² Source: Korea Tourism Organisation.

³ Source: Singapore Tourism Board.

11 Distributions

(a) Current financial period

Any distribution declared for the current financial period? 2.66 Singapore cents applicable to 1,138,607,188 units for the period from 1 April 2019 to 30 September 2019

(b) Corresponding period of the immediately preceding year

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes, 2.81 Singapore cents applicable to 1,133,793,321 units for the period from 1 April 2018 to 30 September 2018

(c) **Date payable** 4 December 2019

(d) **Book closure date** 6 November 2019

12 If no distribution has been declared (recommended), a statement to that effect

Refer to paragraph 11.

13 If the Group has obtained general mandate from unit holders for IPT, the aggregate value of such transactions are required under Rule 920(a)(ii). If no IPT mandate has been obtained, a statement to that effect

A-HTRUST did not obtain a general mandate from Stapled Securityholders for IPTs.

14 Disclosure pursuant to Rule 705(5) of listing manual

Pursuant to Listing Rule 705(5) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Managers confirm to the best of their knowledge, that nothing has come to their attention which may render these financial results to be false or misleading in any material aspect.

15 Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7.7 under rule 720(1)).

The Managers confirm that they have procured undertakings from all Directors and Executive Officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

This release may contain forward-looking statements that involve assumptions, 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 and foreign exchange 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, 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. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By Order of the Board
Ascendas Hospitality Fund Management Pte. Ltd.
(Company Registration No. 201133966D)
(As manager of Ascendas Hospitality Real Estate Investment Trust)

Mary Judith de Souza
Company Secretary

By Order of the Board
Ascendas Hospitality Trust Management Pte. Ltd.
(Company Registration No. 201135524E)
(As trustee-manager of Ascendas Hospitality Business Trust)

Mary Judith de Souza
Company Secretary

29 October 2019