PRESS RELEASE
For Immediate Release

FCOT's distributable income rises 18% for 1QFY16

- 1QFY16 DPU up 2.0% to 2.51 cents
- Good results bolstered by better performance of Alexandra Technopark and contribution from 357 Collins Street
- First full quarter contribution from 357 Collins Street following the completion of acquisition on 18 August 2015
- 357 Collins Street achieved 100.0% committed occupancy

Summary of FCOT's 1QFY16 Results

	1/10/15 – 31/12/15 (1Q FY16)	1/10/14 – 31/12/14 (1Q FY15)	Change (%)
Gross Revenue (S$'000)	39,623	35,459	11.7
Net Property Income (S$'000)	29,378	25,444	15.5
Distribution to Unitholders (S$'000)	19,702	16,712	17.9
Distribution Per Unit	2.51¢(1)	2.46¢(2)	2.0

(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 785.0 million.
(2) The number of Units used to calculate the amount available for DPU is 679.1 million

Singapore – 20 January 2016 – Frasers Centrepoint Asset Management (Commercial) Ltd ("**FCAMCL**" or the "**Manager**"), the manager of Frasers Commercial Trust ("**FCOT**", SGX:Frasers Comm Tr), is pleased to announce that for the financial quarter ended 31 December 2015 ("1QFY16"), the Trust's distributable income to Unitholders increased by 17.9% to S$19.7 million, as compared to the financial quarter ended 31 December 2014 ("1QFY15"). This translated to a 2.0% growth in DPU to 2.51 cents for 1QFY16 following the increase in the number of issued and issuable Units mainly due to the private placement[1] which was completed in August 2015.

Mr Low Chee Wah, Chief Executive Officer of the Manager, said "We are pleased to start the new financial year with a good set of results. The good performance of the Trust continues to be bolstered by Alexandra Technopark and the contribution from 357 Collins Street. 1QFY16 marks the first full quarter of contribution from 357 Collins Street following the completion of the acquisition on 18 August 2015. This yield accretive acquisition will boost the distributions of the Trust in the longer term."

[1] 96.0 million new Units were issued pursuant to the private placement.

Strong growth in distributable income to Unitholders resulted in higher DPU of 2.51 cents

Gross revenue for 1QFY16 was up 11.7% to S$39.6 million as compared to 1QFY15. Accordingly, net property income ("NPI") for 1QFY16 increased by 15.5% to S$29.4 million as compared to a year ago. The good performances were attributed to the better performance of Alexandra Technopark as a result of higher rentals achieved, upfront rental income received[2] and lower utilities expenses. The higher gross revenue and net property income were also due to the first full quarter contribution by 357 Collins Street.

DPU grew 2.0% year-on-year in 1QFY16 to 2.51 cents as a result of the higher distributable income. The Manager will be applying the distribution reinvestment plan ("DRP") for the distribution for 1QFY16. The DRP provides Unitholders with the option to receive their distributions declared, either in the form of Units or cash or a combination of both.

The distribution of 2.51 cents per Unit for 1QFY16 will be paid out on 29 February 2016. The distribution books closure date for the Units is 28 January 2016.

Actual results surpassed forecast for 357 Collins Street

In 1QFY16, the actual gross revenue of 357 Collins Street of A$5.0 million was 9.9% higher as compared to the forecast[3] mainly due to higher occupancy rate achieved. Net property income of A$3.9 million was 13.8% higher as compared to the forecast mainly due to the higher occupancy rate achieved and lower expenses incurred.

357 Collins Street achieved 100.0% committed occupancy

As at 31 December 2015, the Trust achieved an occupancy rate of 92.9% for the portfolio. The occupancy rates in Singapore and Australia were 92.7% and 93.0%, respectively. The portfolio WALE is about 3.3 years, anchored by the long WALE of Caroline Chisholm Centre of 9.5 years.

357 Collins Street continues to perform well and occupancy rate has been rising since acquisition. As at 31 December 2015, 357 Collins Street achieved 100.0% committed occupancy.

In 1QFY16, demand for space in the properties was supported by tenants from diverse industries, such as banking, insurance and financial services, consultancy and business services, food and beverage, IT products and services, legal, medical and travel. With the low passing rents of expiring leases, the Singapore properties enjoyed positive weighted average rental reversions of between 5.0% to 10.3%[4] in 1QFY16. 357 Collins Street recorded a negative rental reversion of 4.1% for a small retail space that constitute approximately 0.5% of net lettable area of the property. A new lease was also signed for an office space that was previously unoccupied at 357 Collins Street, bringing the property to full occupancy.

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[2] Upfront rental income received from a pre-terminated lease. The pre-terminated lease was replaced by a new lease with a longer duration.

[3] Profit forecast of 357 Collins Street for 9 months period from 1 October 2015 to 30 June 2016 included in Appendix E of the Circular to Unitholders dated 3 June 2015, adjusted for the period from 1 October 2015 to 31 December 2015.

[4] The weighted average rental reversions based on the area for new and renewed leases which commenced in 1QFY16.

Hotel construction at China Square Central expected to complete ahead of schedule

The site for the development of a 16 storey hotel ("Hotel") at China Square Central has been handed over in preparation of construction works. The Hotel will be developed by an entity of Frasers Centrepoint Limited and operated by Frasers Hospitality under the 'Capri by Fraser' brand. Works will also be undertaken for certain additions and alterations ("Commercial Project") to China Square Central resulting in new retail and commercial spaces with better frontage and visibility being created.

Construction is expected to commence in 1Q 2016 and to be completed in mid-2019, ahead of the initial estimated construction period.

Healthy gearing

As at 31 December 2015, gearing was healthy at 36.2% and the weighted average debt maturity was 3.1 years. In 1QFY16, interest coverage ratio was 4.6 times and the average interest rate was 3.07% per annum. The Trust would not have any debt maturing until FY17. All debts are unsecured and this provides financial flexibility to the Trust. Approximately 81.0% of borrowings have been hedged, providing certainty in interest costs and limiting the Trust's exposure to rising interest rates.

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

Looking forward

Mr. Low said, "In light of the weaker global economic outlook, the Manager will continue its proactive asset management and leasing activities to achieve healthy occupancies. We are also pleased that the developments at China Square Central are on track. The Hotel and Commercial Project is a major milestone in the continuous rejuvenation which will boost the value of China Square Central in the long term. This will raise the profile of China Square Central and is in line with FCOT's objective of achieving long term growth in distributions and net asset value."

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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 December 2015, its portfolio includes six quality commercial buildings located in Singapore and Australia, representing a combined appraised value of approximately S$2.0 billion.

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

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

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

About Frasers Centrepoint Limited

Frasers Centrepoint Limited ("FCL") is a full-fledged international real estate company and one of Singapore's top property companies with total assets above S$23 billion as at 30 September 2015. FCL has four core businesses focused on residential, commercial and industrial properties in the key markets of Singapore, Australia and China, and in the hospitality business spanning more than 70 cities across North Asia, Southeast Asia, Australia, Europe, and the Middle-East.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST"). The Company is also a sponsor and manager of two REITs listed on the SGX-ST, Frasers Centrepoint Trust ("FCT") and Frasers Commercial Trust ("FCOT") that are focused on retail properties, and office and business space properties respectively, and one stapled trust listed on the SGX-ST, Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust ("FH-REIT") and Frasers Hospitality Business Trust) that is focused on hospitality properties.

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

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

IMPORTANT NOTICE

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FCOT and the Manager is not necessarily indicative of the future performance of FCOT and the Manager.