FCOT Portfolio detail as at 31 December 2015

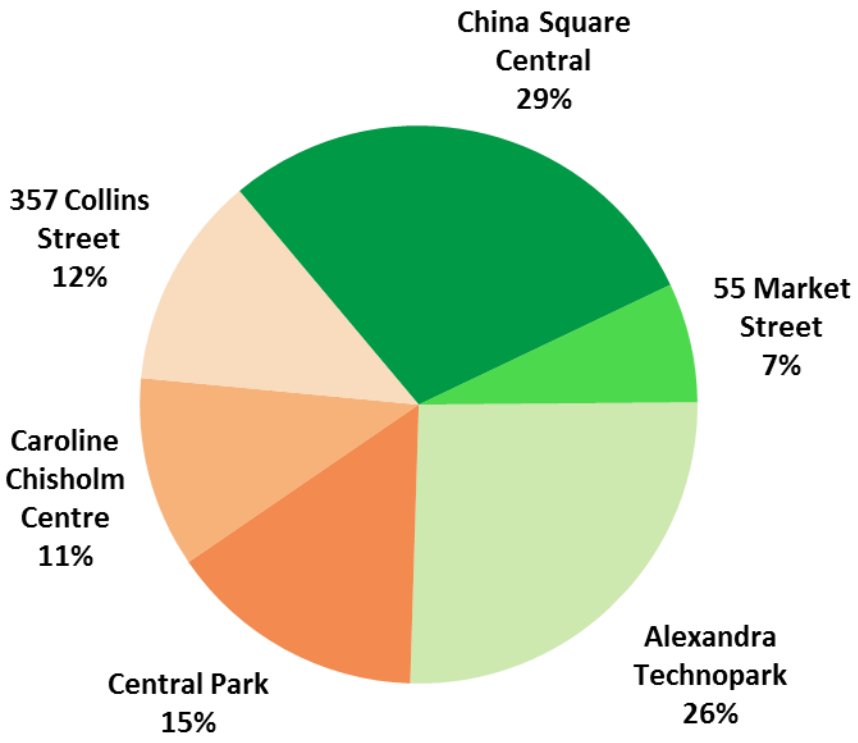
FRASERS COMMERCIAL TRUST

Focus on key markets of Singapore and Australia

Asset values [1]

TOTAL: S$1,962.7 million

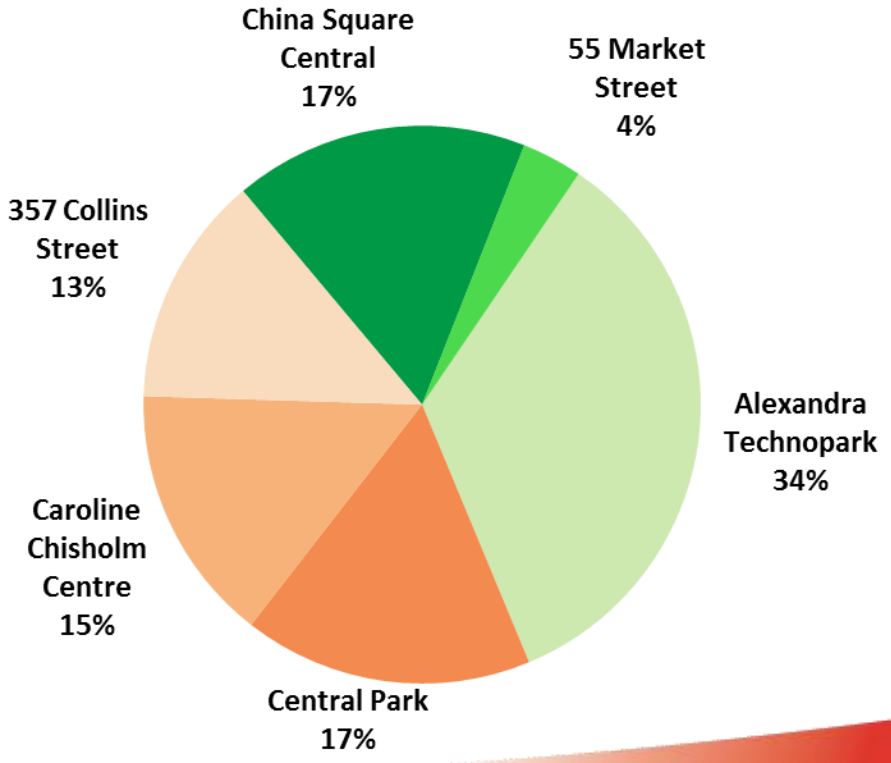
- Singapore: S$1,209.0 million (62%)
- Australia: S$753.7 million (38%)



Net property income

TOTAL: S$29.4 million for 1QFY16

- Singapore: S$16.1 million (55%)
- Australia: S$13.3 million (45%)

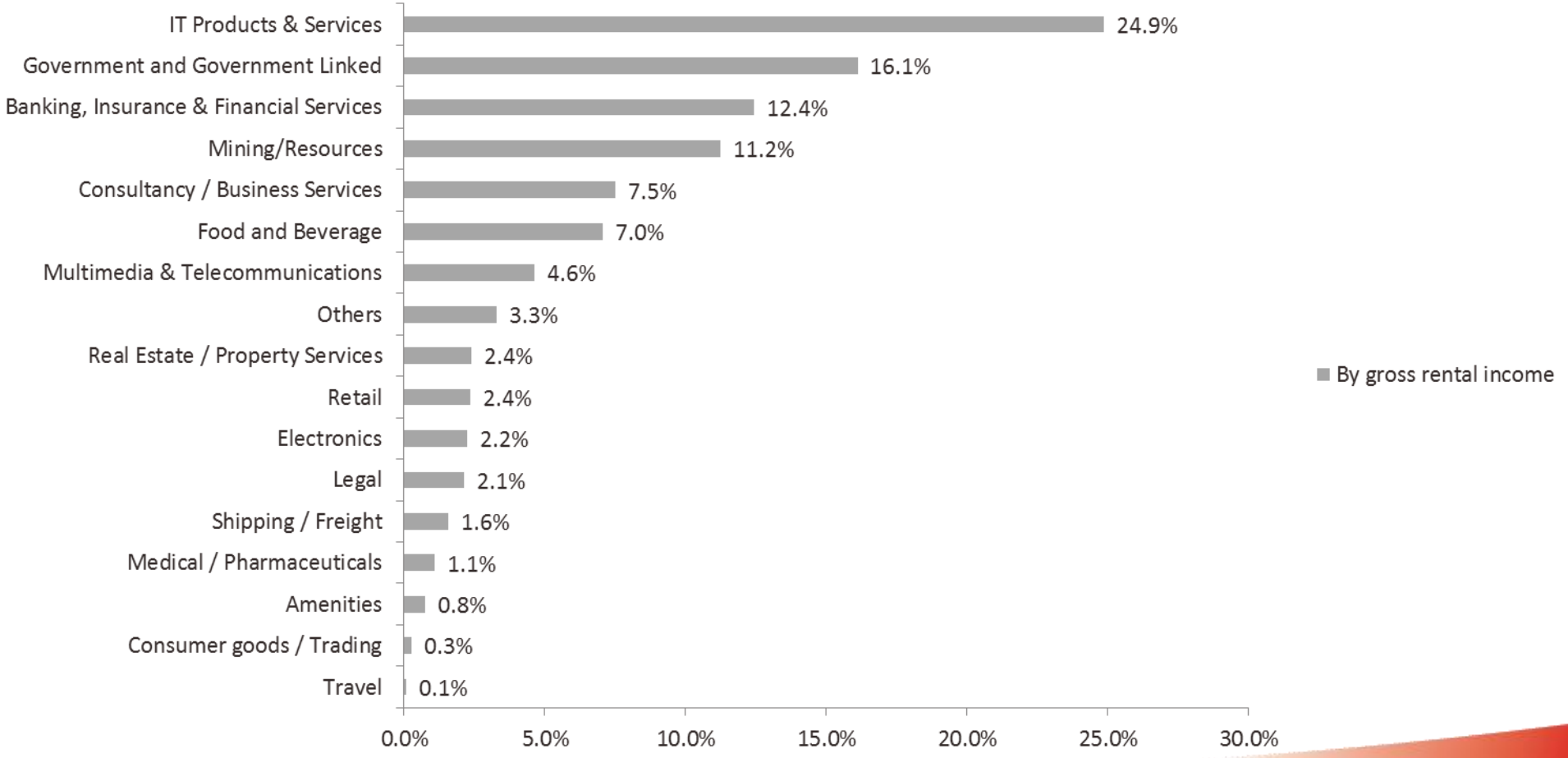


As at 31 December 2015.

1 Based on valuation as at 31 December 2015 converted to Singapore dollars. See 1QFY16 Financial Statements for further information.

FRASERS COMMERCIAL TRUST

Diverse trade sector mix with no single trade sector contributing > 25% of gross rental income[1]



1 As at 31 December 2015. Excludes retail turnover rent

FRASERS COMMERCIAL TRUST

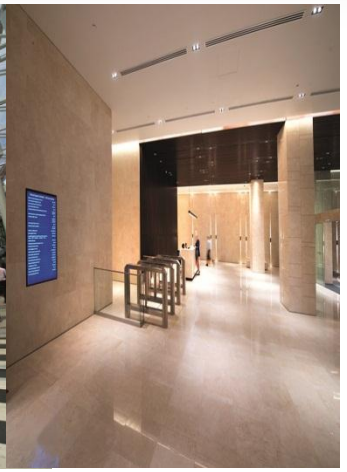
China Square Central, Singapore

China Square Central is an office and retail development located in the financial district of Singapore. The property comprise a 15-storey office tower with two storeys of retail podium, two basement levels and two clusters of heritage shophouses. The commercial office tower had been refurbished following the completion of the asset enhancement in FY2013. The area along Nankin Mall had been revitalised with the construction of a covered linkway following the completion of the China Square Precinct Master Plan in FY2013.

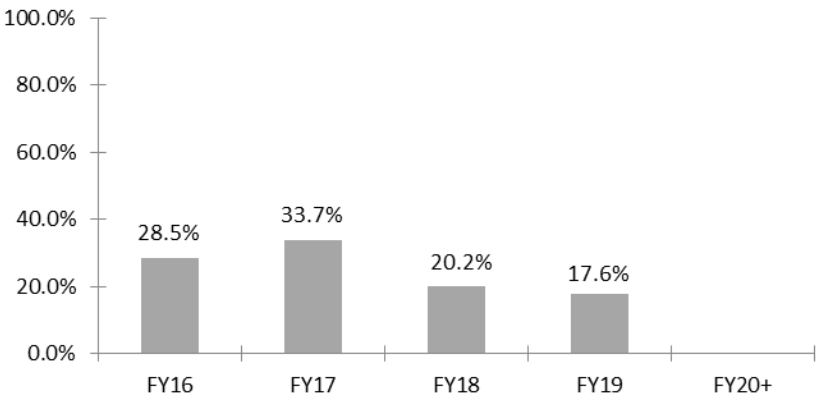
It is well-served by the Telok Ayer, Raffles Place and Chinatown MRT stations, located within 500 metres of the property.

Address	18,20 & 22 Cross Street, China Square Central
Tenure	Leasehold 99 years commencing February 1997
Net lettable area (NLA)	369,812 sq ft (34,357 sqm)
Car spaces	394
Date completed	June 2002
Occupancy rate	95.1%
Purchase price	S$390.0 million on 30 March 2006
PP per sq ft	S$1,059/sq ft of NLA
Valuation	S$570.0 million as at 30 September 2015
Valuation per sq ft	S$1,532/sq ft of NLA
WALE by income	1.6 years





Lease expiry profile by gross rental



Data as at 31 December 2015

FRASERS COMMERCIAL TRUST

55 Market Street, Singapore

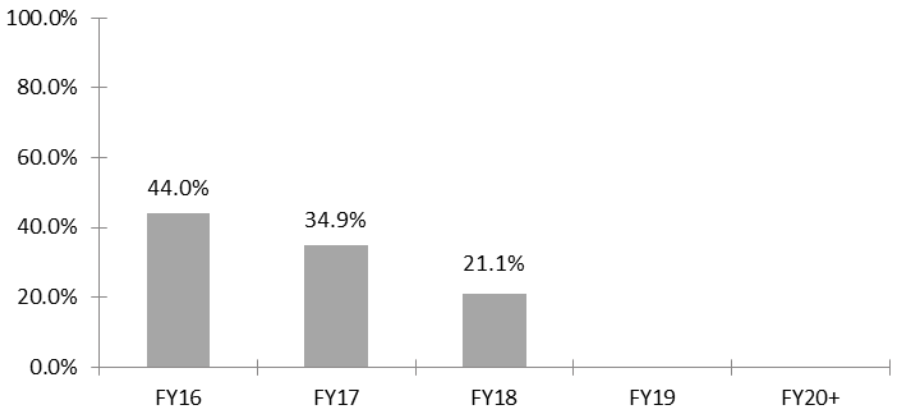
55 Market Street is a high quality commercial property located in the heart of the financial district at Raffles Place. The property comprises 15 office levels and two floors of retail (including basement).

55 Market Street is approximately a 2-minute walk from Raffles Place MRT station and a 6-minute walk from the Telok Ayer MRT station, and close to several bus stops with services that ply most of Singapore.



Address	55 Market Street, Singapore 048941
Tenure	Leasehold 999 years commencing April 1826
Net lettable area (NLA)	71,796 sq ft (6,670 sqm)
Car spaces	Nil
Date refurbishment completed	November 2006
Occupancy rate	95.8%
Purchase price	S$72.5 million on 22 November 2006
PP per sq ft	S$1,005/sq ft of NLA
Valuation	S$136.0 million as at 30 September 2015
Valuation per sq ft	S$1,894/sq ft of NLA
WALE by income	1.3 years

Lease expiry profile by gross rental



Data as at 31 December 2015

FRASERS COMMERCIAL TRUST

Alexandra Technopark, Singapore

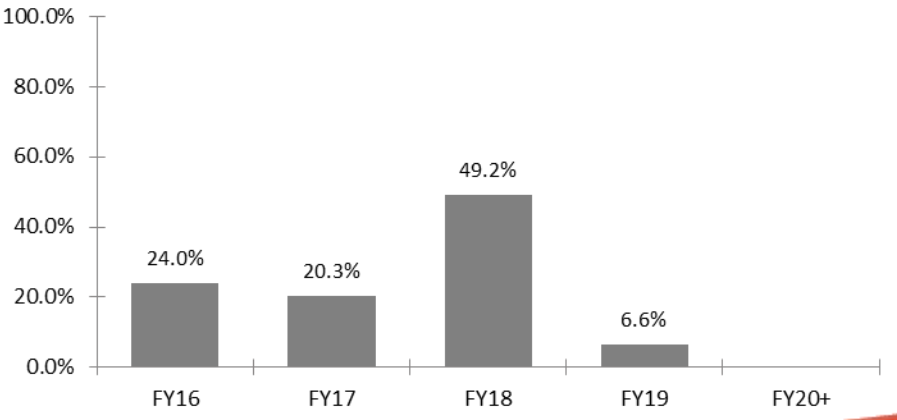
Alexandra Technopark is a high tech business space development located within the prominent Alexandra business corridor, a dynamic business hub where office and industrial uses are integrated. The property comprises an eight-storey and a nine-storey block, with a combined net lettable area in excess of one million square feet. It also has 905 covered and surface car park lots and excellent building specifications.

A 15-minute drive away from the Central Business District, Alexandra Technopark is within walking distance to the Labrador Park MRT station on the Circle Line and well-serviced by public buses linking it to the Queenstown and HarbourFront MRT stations.

Address	438A/438B Alexandra Road Singapore 119967/119968
Tenure	Leasehold 99 years commencing August 2009
Net lettable area (NLA)	1,043,881 sq ft (96,980 sqm)
Car spaces	905
Date completed	Block A December 1996, Block B March 1998
Occupancy rate	92.8%*
Purchase price	S$342.5 million on 26 August 2009
PP per sq ft	S$326/sq ft of NLA
Valuation	S$503.0 million as at 30 September 2015
Valuation per sq ft	S$481/sq ft of NLA
WALE by income	1.5 years



Lease expiry profile by gross rental



Data as at 31 December 2015

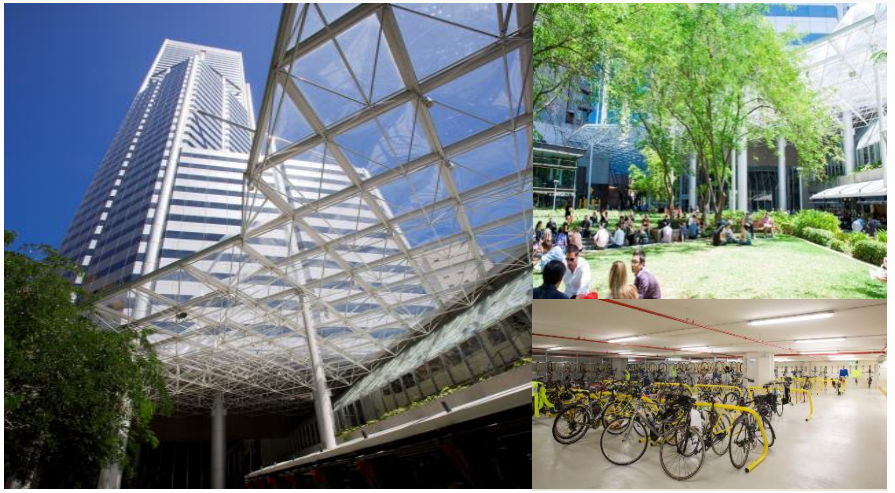
* Committed occupancy as at 31 December 2015.

FRASERS COMMERCIAL TRUST

Central Park, Perth

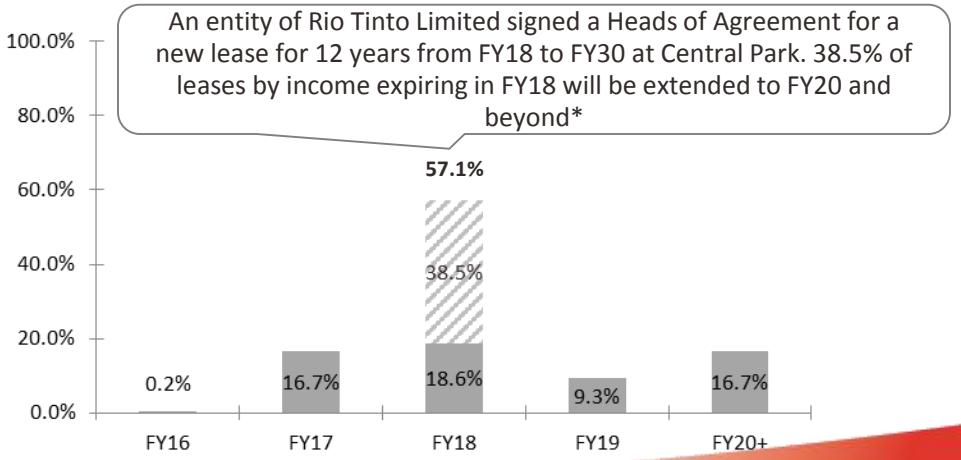
Central Park is a premium grade office tower and the tallest building in Perth. Located on St Georges Terrace, Central Park is a pre-eminent business address, in the heart of the CBD and shopping precinct.

The property comprises a 47-level office tower with on-site tenant parking and a public car park. Central Park has a strong tenant profile which includes Australian and multinational companies.



Address	152-158 St Georges Terrace Perth WA6000, Australia
Tenure	Freehold
Net lettable area (NLA) (50.0% interest)	356,845 sq ft (33,152 sqm)
Car spaces	421
Date completed	1992
Occupancy rate	80.3%^
Purchase price (50.0% interest)	A$190.0 million (S$234.6 million) on 30 March 2006
PP per sq ft	A$5,728/sqm of NLA
Valuation (50.0% interest)	A$290.0 million (S$290.3 million) as at 30 September 2015
Valuation per sq ft	A$8,748/sqm of NLA
WALE by income	2.9 years (7.5 years with new lease*)

Lease expiry profile by net rental



Data as at 31 December 2015

^ Committed occupancy as at 31 December 2015.

* New lease is assumed based on the existing space currently occupied by Hamersley Iron Pty Limited, a wholly-owned subsidiary of Rio Tinto Limited at Central Park as the exact space requirement will only be determined later.

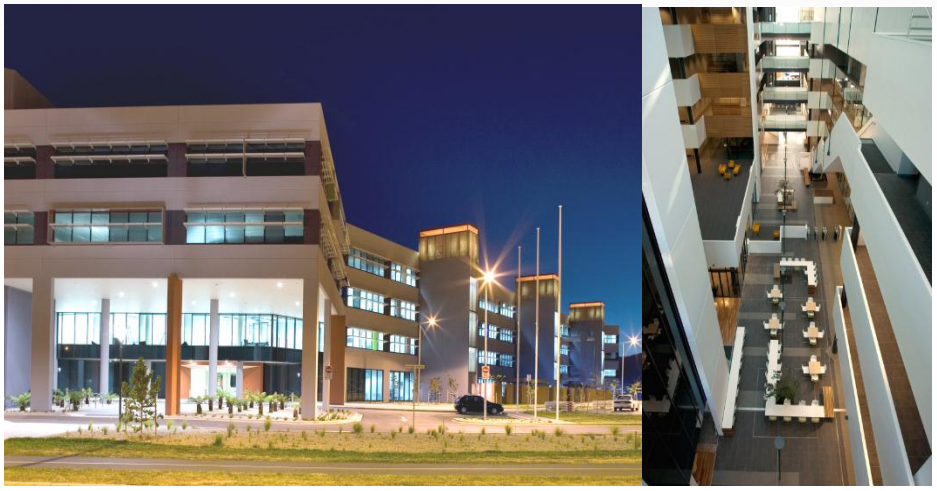
FRASERS COMMERCIAL TRUST

Caroline Chisholm Centre, Canberra

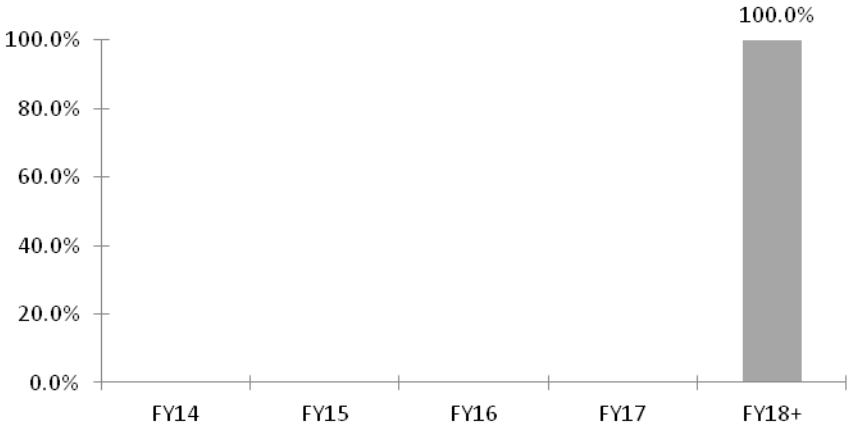
The Caroline Chisholm Centre is a contemporary-designed, five storey "Grade A" office complex. The property is strategically located within the core of the Tuggeranong Town Centre, one of the town centres within Canberra, Australia's capital city and the location of the Federal Parliament House.

It is wholly let to the Commonwealth Government of Australia, for an initial lease term of 18 years commenced on 5 July 2007.

Address	Block 4 Section 13, Tuggeranong ACT 2900, Australia
Tenure	Leasehold 99 years commencing June 2002
Net lettable area (NLA)	433,182 sq ft (40,244 sqm)
Car spaces	1,093
Date completed	June 2007
Occupancy rate	100.0%
Purchase price	A$108.75 million (S$136.3 million) on 18 June 2007 (50% interest) A$83.0 million (S$108.1million) on 13 April 2012 (50% interest)
PP per sq ft	A$4,765/sqm of NLA
Valuation	A$215.0 million (S$215.2 million) as at 30 September 2015
Valuation per sq ft	A$5,342/sqm of NLA
WALE by income	9.5 years



Lease expiry profile by net rental



Data as at 31 December 2015

FRASERS COMMERCIAL TRUST

357 Collins Street, Melbourne

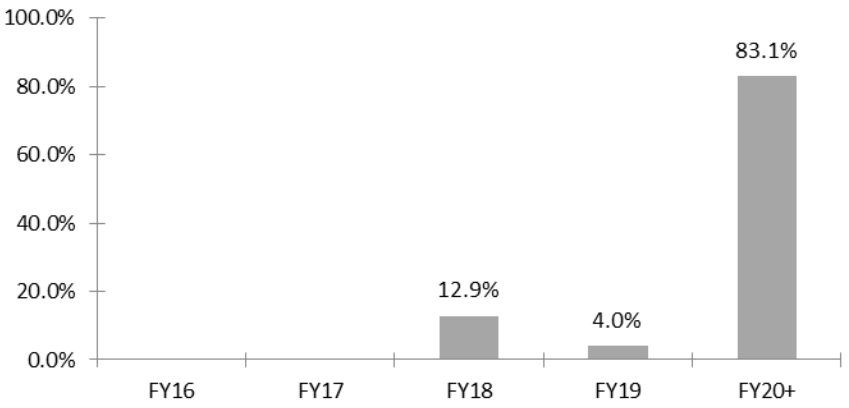
357 Collins Street is a 25 storey freehold office building with Grade A specifications strategically located in the heart of the Melbourne CBD. Collins Street is regarded as a prime office location in the Melbourne CBD and 357 Collins Street occupies a central position in the financial precinct of the Melbourne CBD.

The property has good connectivity and accessibility with well-established pedestrian, vehicle and public transport access such as trams and railway stations. 357 Collins Street is within walking distance to the two railway stations, which are Flinders Street Station and Southern Cross Station.

Address	357 Collins Street, Melbourne Victoria 3000, Australia
Tenure	Freehold
Net lettable area (NLA)	343,616 sq ft (31,923 sqm)
Car spaces	41
Date completed	Extensive refurbishment completed in December 2012
Occupancy rate	100.0%*
Purchase price	A$222.5 million (S$226.6 million) on 18 August 2015
PP per sq ft	AS$6,970/sqm of NLA
Valuation	A$240.0 million (S$240.3 million) as at 30 September 2015
Valuation per sq ft	A$7,518/sqm of NLA
WALE by income	5.3 years



Lease expiry profile by net rental



Data as at 31 December 2015

* Committed occupancy as at 31 December 2015.

FRASERS COMMERCIAL TRUST