FRASERS COMMERCIAL TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE QUARTER ENDED 31 DECEMBER 2016

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

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

The property portfolio of FCOT as at 31 December 2016 consists of six properties as follows:-

Singapore

1. China Square Central located at 18, 20 & 22 Cross Street ("China Square Central")
2. Alexandra Technopark located at 438A/438B Alexandra Road ("ATP")
3. 55 Market Street

Australia

1. 50.0% indirect interest in Central Park located in Perth ("Central Park")
2. Caroline Chisholm Centre located in Canberra ("Caroline Chisholm Centre")
3. 357 Collins Street located in Melbourne ("357 Collins Street").

SUMMARY OF CONSOLIDATED RESULTS OF FCOT AND ITS SUBSIDIARIES
- 1 October 2016 to 31 December 2016 ("1Q2017") vs 1 October 2015 to 31 December 2015 ("1Q2016")

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Gross revenue	39,679	39,623	-
Net property income	29,212	29,378	(1%)
Total return for the period	18,736	17,700	6%
Distribution Income for Unitholders	19,939	19,702	1%
Distribution per Unit (cents)			
Unitholders			
For the period	2.51 (1)	2.51	-
Annualised	9.94	9.96	-

Footnotes:
(1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 795,818,663. Please see Section 1(d)(ii) for the details of changes in the number of Units.

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Gross revenue [1]	39,679	39,623	-
Property operating expenses [2]	(10,467)	(10,245)	2%
Net property income [3]	**29,212**	**29,378**	(1%)
Interest income	134	171	(22%)
Manager's management fees	(3,442)	(3,415)	1%
Trust expenses	(383)	(439)	(13%)
Finance costs [4]	(5,993)	(6,128)	(2%)
Net income before foreign exchange differences, fair value changes and taxation	**19,528**	**19,567**	-
Foreign exchange gain	248	246	1%
Net change in fair value of investment properties [5]	281	(141)	NM
Net change in fair value of derivative financial instruments	87	(769)	NM
Realised (loss)/gain on derivative financial instruments [6]	(185)	11	NM
Total return before tax	**19,959**	**18,914**	6%
Taxation	(1,223)	(1,214)	1%
Total return for the period	**18,736**	**17,700**	6%

NM - Not meaningful

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Total return for the period	**18,736**	**17,700**	6%
Non-tax deductible / (non-taxable) items and other adjustments:			
Management fees payable in Units	-	786	NM
Trustees' fees	156	145	8%
Amortisation of borrowing costs	377	406	(7%)
Net change in fair value of investment properties	(281)	141	NM
Net change in fair value of derivative financial instruments	(87)	769	NM
Deferred taxation	272	322	(16%)
Unrealised exchange gain	(249)	(249)	-
Effects of recognising accounting income on a straight line basis over the lease term	132	(275)	NM
Other non-tax deductible items and temporary differences	883	(43)	NM
Net effect of non-tax deductible / (non-taxable) items and other adjustments	**1,203**	**2,002**	(40%)
Income available for distribution to Unitholders [7]	**19,939**	**19,702**	1%
Unitholders' distribution comprise:			
- from operations	17,750	19,702	(10%)
- from capital returns [8]	2,189	-	NM
	19,939	**19,702**	1%

NM - Not meaningful

Footnotes:

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
China Square Central	6,839	7,683	(11%)
55 Market Street	1,457	1,460	-
Alexandra Technopark	13,360	13,302	-
Central Park	6,900	6,852	1%
Caroline Chisholm Centre	5,552	5,265	5%
357 Collins Street	5,571	5,061	10%
	39,679	**39,623**	-

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Property maintenance expenses	3,677	3,324	11%
Property management fees	810	828	(2%)
Property tax	1,889	2,115	(11%)
Utilities	1,624	1,764	(8%)
Professional fees	841	928	(9%)
Insurance	123	118	4%
Council rates	553	486	14%
Amortisation of leasing commission	246	234	5%
Other operating expenses	704	448	57%
	10,467	**10,245**	2%

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
China Square Central	4,614	5,022	(8%)
55 Market Street	1,043	1,033	1%
Alexandra Technopark	10,112	10,055	1%
Central Park	4,561	4,931	(8%)
Caroline Chisholm Centre	4,599	4,399	5%
357 Collins Street	4,283	3,938	9%
	29,212	**29,378**	(1%)

NM – Not meaningful

Footnotes:

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

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Interest expense	5,616	5,722	(2%)
Amortisation of borrowing costs	377	406	(7%)
	5,993	**6,128**	(2%)

(5) The net change in fair value of investment properties in 1Q2017 and 1Q2016 was related to the adjustment of the changes in carrying value of the investment properties during the respective periods. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight-line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

(6) The realised (loss)/gain on derivative financial instruments was loss arising from realisation of foreign currency forward contracts.

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

(8) Unitholders' distribution from capital returns comprised:-

	Group		
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	Change
	S$'000	S$'000	%
Gain on disposal of hotel development rights [(a)]	850	-	NM
Return of capital from a subsidiary [(b)]	1,339	-	NM
	2,189	**-**	NM

NM – Not meaningful

(a) This relates to a portion of the net consideration received from the disposal of the hotel development rights in respect of China Square Central in August 2015, which is classified as capital distribution from tax perspective, to supplement the loss of income from certain affected units during the hotel construction period.

(b) This relates to the distribution available to Unitholders arising from the return of capital of a subsidiary to distribute earnings from Australia trapped due to non-cash accounting items.

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

	Group		Trust	
	31/12/2016	30/9/2016	31/12/2016	30/9/2016
	S$'000	S$'000	S$'000	S$'000
Non-current assets				
Investment properties [1]	1,989,807	1,989,287	1,209,972	1,209,500
Subsidiaries	-	-	318,892	318,892
Loan to a subsidiary	-	-	90,628	90,646
Fixed assets	74	81	74	81
Deferred tax asset	347	348	-	-
	1,990,228	**1,989,716**	**1,619,566**	**1,619,119**
Current assets				
Trade and other receivables	7,473	8,155	75,013	73,978
Derivative financial instruments [2]	241	-	241	-
Cash and bank balances	70,702	71,487	65,033	65,193
	78,416	**79,642**	**140,287**	**139,171**
Total assets	**2,068,644**	**2,069,358**	**1,759,853**	**1,758,290**
Current liabilities				
Borrowings (net of transaction costs)	(179,602)	(179,462)	(179,602)	(179,462)
Trade and other payables [3]	(20,400)	(23,302)	(18,540)	(16,866)
Current portion of security deposits	(5,350)	(5,340)	(5,350)	(5,339)
Derivative financial instruments [2]	(2,240)	(7,434)	(572)	(3,794)
Provision for taxation [4]	(4,641)	(3,763)	-	-
	(212,233)	**(219,301)**	**(204,064)**	**(205,461)**
Net current liabilities [5]	**(133,817)**	**(139,659)**	**(63,777)**	**(66,290)**
Non-current liabilities				
Borrowings (net of transaction costs)	(563,022)	(562,829)	(345,180)	(345,050)
Non-current portion of security deposits	(7,617)	(7,736)	(7,617)	(7,736)
Deferred tax liabilities [6]	(51,339)	(51,076)	-	-
	(621,978)	**(621,641)**	**(352,797)**	**(352,786)**
Total liabilities	**(834,211)**	**(840,942)**	**(556,861)**	**(558,247)**
Net assets attributable to Unitholders	**1,234,433**	**1,228,416**	**1,202,992**	**1,200,043**
Represented by:				
Unitholders' funds [7]	**1,234,433**	**1,228,416**	**1,202,992**	**1,200,043**

Footnotes:

(1) The investment properties were valued at their fair values based on independent valuations as at 30 September 2016 and subsequently adjusted for capital expenditure. As at 31 December 2016, the carrying amounts of the investment properties approximated their fair values.

The increase in investment properties was mainly due to capital expenditure incurred during the quarter.

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

(3) The decrease in trade and other payables was mainly due to lower advance rental received.

(4) The increase in provision for tax was mainly attributable to tax provision for the current quarter.

(5) The net current liability position as at 31 December 2016 and 30 September 2016 was due to a loan facility of S$180 million due on 18 September 2017.

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

(7) The increase in Unitholders' funds was mainly due to:
- issuance of Units pursuant to distribution reinvestment plan; and
- fair value gain on derivative financial instruments recognised directly in Unitholders' funds under hedge accounting.

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

Amount repayable in one year or less, or on demand

Group			
As at 31/12/2016		As at 30/9/2016	
Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
-	180,000	-	180,000

Amount repayable after one year

Group			
As at 31/12/2016		As at 30/9/2016	
Secured S$'000	Unsecured S$'000	Secured S$'000	Unsecured S$'000
-	565,336	-	565,378

Details of any collateral

All term loan facilities as at 31 December 2016 are unsecured.

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

	Group	
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015
	S$'000	S$'000
Operating activities:		
Total return before tax	19,959	18,914
Adjustments for:-		
Finance costs	5,993	6,128
Effect of recognising accounting income on a straight-line basis over the lease term	132	(275)
Depreciation	7	6
Amortisation of leasing commission	244	234
Interest income	(134)	(171)
Management fees payable in Units	-	786
Net change in fair value of derivative financial instruments	(87)	769
Net change in fair value of investment properties	(281)	141
Realised gain on derivative financial instruments	185	(11)
Operating income before working capital changes	**26,018**	**26,521**
Changes in working capital:-		
Trade and other receivables	1,080	1,501
Trade and other payables	(5,030)	(2,187)
Cash generated from operations	**22,068**	**25,835**
Tax paid	(1)	-
Net cash generated from operating activities	**22,067**	**25,835**
Investing activities:		
Capital expenditure on investment properties	(669)	(385)
Payment for leasing costs capitalised	(95)	(101)
Purchase of fixed assets	-	-
Interest received	83	120
Net cash used in investing activities	**(681)**	**(366)**
Financing activities:		
Realisation of derivative financial instruments	(185)	11
Finance costs paid	(4,434)	(5,670)
Issue costs paid	(84)	(78)
Distributions paid [1]	(17,470)	(17,568)
Net cash used in financing activities	**(22,173)**	**(23,305)**
Net increase in cash and cash equivalents	**(787)**	**2,164**
Cash and cash equivalents at beginning of period	71,487	62,233
Effect of exchange rate changes	2	46
Cash and cash equivalents at end of period [2]	**70,702**	**64,443**

Footnotes

(1) Pursuant to the Distribution Reinvestment Plan implemented, these amounts represent the cash component of the distributions paid and exclude the distributions paid by way of issuance of Units amounting to S$2.0 million during 1Q2017 (1Q2016: S$1.3 million).

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

	Group	
	31/12/2016	31/12/2015
	S$'000	S$'000
Bank and cash balances	37,817	33,243
Fixed deposits	32,885	31,200
Cash and cash equivalents	70,702	64,443

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

	Group		Trust	
	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015
	S$'000	S$'000	S$'000	S$'000
Balance at beginning of period	**1,228,416**	**1,206,871**	**1,200,043**	**1,197,386**
Operations				
Change in net assets attributable to Unitholders resulting from operations	**18,736**	**17,700**	**17,126**	**19,327**
Unitholders' transactions				
Issue of Units	2,015	2,208	2,015	2,208
Issue expenses	(84)	(78)	(84)	(78)
Distributions to Unitholders	(19,485)	(12,589)	(19,485)	(12,589)
Change in Unitholders' funds resulting from Unitholders' transactions	**(17,554)**	**(10,459)**	**(17,554)**	**(10,459)**
Foreign currency translation reserve				
Movement for the period	**(514)**	**4,826**	**-**	**-**
Hedging reserve				
Net fair value changes on derivative financial instruments	**5,349**	**2,093**	**3,377**	**930**
Balance at end of period	**1,234,433**	**1,221,031**	**1,202,992**	**1,207,184**

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

	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015
	Units	Units
Issued Units		
Balance at beginning of period	794,298,124	782,703,651
Issue of Units - management fees	-	711,903
Issue of Units - Distribution Reinvestment Plan	1,520,539	923,129
Balance at end of period	795,818,663	784,338,683
Issued and issuable Units		
Issued Units at end of period	795,818,663	784,338,683
Management fees payable in Units	-	617,585
Issued and issuable Units at end of period	795,818,663	784,956,268

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

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

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

Not applicable.

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

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the financial year ended 30 September 2016.

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

Not applicable.

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

	1/10/2016 to 31/12/2016	1/10/2015 to 31/12/2015
	S$'000	S$'000
Total return for the period	18,736	17,700
EPU		
Weighted average number of Units in issue	794,876,590	783,565,554
Basic earnings per Unit (cents)[(1)]	2.36	2.26
DPU		
Number of issued and issuable Units entitled to distribution	795,818,663	784,956,268
Distribution per Unit based on the total number of issued and issuable Units entitled to distribution (cents)	2.51	2.51

Footnotes:

(1) Basic earnings per Unit ("EPU") is computed using the total return for the period and the weighted average number of Units during the period. There is no dilutive potential Units in 1Q2016 and 1Q2017.

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

	Group		Trust	
	31/12/2016	30/9/2016	31/12/2016	30/9/2016
Unitholders' funds at end of period (S$'000)	1,234,433	1,228,416	1,202,992	1,200,043
Number of Units issued at the end of the period ('000)	795,819	794,298	795,819	794,298
Unitholders' funds/Net tangible assets per Unit (S$)	1.55	1.55	1.51	1.51
Adjusted Unitholders' funds/Net tangible assets per Unit (excluding distributable	1.53	1.52	1.49	1.49

8. Review of performance

Net property income for 1Q2017 was S$29.2 million which approximated the net property income for 1Q2016. The increase was mainly due to higher income contribution from:-

- higher income contribution from 357 Collins Street due to higher occupancy rate and higher rental rates achieved; and
- effects of the average stronger Australian dollar during 1Q2017 as compared to 1Q2016 on the income from Australian properties

The increase was offset by the effects of the lower occupancy rates for China Square Central and Central Park and higher marketing costs incurred for Central Park.

Finance costs in 1Q2017 decreased by 2% as compared to that of 1Q2016 due to overall lower interest rates.

The net change in fair value of investment properties in 1Q2017 and 1Q2016 was related to the adjustment of the changes in carrying value of the investment properties during the respective periods. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight-line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

The net gain and loss arising from fair value changes of derivative financial instruments in 1Q2017 and 1Q2016 respectively were related to fair value change on forward foreign currency contracts.Taxation in 1Q2017 comprised deferred tax of S$0.3 million provided on potential capital gains arising from the changes in fair value of Australian properties and taxation expenses for income in Australia.

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

Not applicable.

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

Singapore

In its statements released on 24 November 2016 and 3 January 2017, the Ministry of Trade and Industry ("MTI") announced that based on advance estimates, the Singapore economy grew by 1.8% on a year-on-year ("yoy") basis in the fourth quarter of 2016, faster than the 1.2% growth in the previous quarter. On a quarter-on-quarter ("qoq") seasonally-adjusted annualised basis, the economy expanded by 9.1%, a reversal from the 1.9% contraction in the previous quarter. Based on advance estimates, in 2016, the economy grew by 1.8%. MTI is of the view that while global growth is projected to pick up slightly in 2017, downside risks in the global economy remain. Domestically, tourism-related sectors are likely to benefit from a boost in travel demand as the global economic outlook improves. Sectors such as information and communications and other services industries are likely to continue to support growth. Externally-oriented services sectors such as finance and insurance and wholesale trade are expected to remain sluggish. Barring the full materialisation of downside risks, the Singapore economy is expected to grow at a modest pace of 1.0% to 3.0% in 2017.

For the office market, CBRE[1] reported that average rentals for Grade A CBD Core eased by 2.2% qoq to $9.10 per square feet ("psf") per month, island-wide average Grade B rent was down 2.1% qoq to $6.95 psf per month, and average Grade B CBD Core rent declined 2.0% qoq to $7.35 psf per month. Island-wide net absorption for Q4 2016 was 542,259 square feet ("sf"). Vacancy held up relatively well with only a marginal increase from 5.9% in Q3 2016 to 6.0% as at year end. Rents appeared close to finding support levels. The bulk of the leasing transactions in 2016 were renewals with tenants taking advantage of favourable rental market conditions. Generally, subdued economic growth and cautious sentiment continued to pose challenges to the office market. However, given the recent higher leasing volumes and the bulk of the new CBD supply mainly restricted to Marina One, there are prospects for rents to stabilise in 2017.

[1] CBRE, Singapore Market View, Q4 2016

10. Commentary on the competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next 12 months (cont'd)

For the business park market, CBRE[1] reported that performance was resilient in Q4 2016. Average business park (city fringe) rentals remained stable qoq at $5.50 psf per month. Business park island-wide vacancy declined 0.6% points from 12.5% in Q3 2016 to 11.9% in Q4 2016. Net absorption in Q4 2016 was 114,054 sf, backed by medium-size leasing deals from technology, trade associations and banking sectors, with business park buildings in city fringe locations being the biggest beneficiaries. In 2016 as a whole, demand was led largely by technology and biomedical companies. New demand emerged from firms setting up innovation centres and co-working operations as they consider business park space as a viable alternative to office space. The performance of the business park market is expected to remain steady with low levels of new supply in the foreseeable future and favourable demand level, given the Government's focus on higher value-adding industries such as fin-tech, pharmaceutical and biomedical sectors. With the foregoing, island-wide occupancy level is expected to improve.

Australia

In the Statements on Monetary Policy Decision released in November and December 2016 by the Reserve Bank of Australia, cash rate remained unchanged at 1.50%. Higher commodity prices in 2016 have supported a rise in Australia's terms of trade, although they remain much lower than in recent years. The Australian economy is continuing its transition following the mining investment boom. Further increases in exports of resources are expected as completed projects come on stream. Low interest rates and the depreciation of the exchange rate since early 2013 have supported household consumption, dwelling investment and exports. Non-mining investment is expected to increase. Gross domestic product growth is forecast to be around 2.5% to 3.5% over the year to June 2017, before increasing to around 3.0% to 4.0% over the year to December 2018.

For the Perth CBD office market, Savills Research[2] reported that according to the Property Council of Australia, vacancy rate in the 12 months to June 2016 was 21.8%, up from 16.6% in June 2015. As at September 2016, net face rents for Premium Grade CBD office generally ranged between A$600 to A$725 per square metre ("sqm") per annum. Incentives are around 47.5% and there are indicators of incentives stabilising. Only one major office building remains under construction in the Perth CBD, namely Capital Square, which is expected to be completed in June 2018. Savills expects more businesses will continue to look to secure better-located or better-quality office accommodation, taking advantage of current attractive incentive levels. Overall vacancy rate is likely to remain around the low-20% range for the short-to-medium term as the market adjusts to the supply pressures arising from backfilling and rationalisation of spaces.

For the Melbourne CBD office market, data by Savills Research and Colliers International[3] indicated that total vacancy was approximately 8% as at June 2016. Commercial office leasing activity in Central Melbourne reached a five-year high in the twelve months to September 2016, with significant levels of office space absorbed by tenants looking either to upgrade/relocate their accommodations or expand in existing buildings. As at September 2016, net face rent for Melbourne CBD Grade A office space was generally in the range of A$450 to A$600 per sqm per annum, with incentive levels around 30%. Tenant demand in 2017 is expected to be driven by the healthcare, finance and insurance and government sectors. Melbourne CBD's white collar employment grew by 11,600 workers from 2011 to 2016, with a further increase of 36,000 expected over the next five years. This trend is expected to increase absorption of CBD office space, which in turn is expected to sustain growth in rents and compress incentive levels.

[1] CBRE, Singapore Market View, Q4 2016
[2] Savills Research, Perth CBD Office, October 2016
[3] Savills Research, Melbourne CBD Office, October 2016 and Colliers International, CBD Office, Second Half 2016

11. Distributions

(a) Current financial period

Name of distribution
Distribution to Unitholders ("Unitholders' Distribution") for the period from 1 October 2016 to 31 December 2016

The Manager has determined that the Distribution Reinvestment Plan will apply to the distribution for the period from 1 October 2016 to 31 December 2016.

(b)(i) Distribution rate

	Unitholders' Distribution
	cents
Taxable income component	1.6573
Tax-exempt income component	0.5731
Capital component	0.2751
Total	**2.5055**

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

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

Unitholders' Distribution for the period from 1 October 2015 to 31 December 2015

	Unitholders' Distribution
	cents
Taxable income component	1.8400
Tax-exempt income component	0.6700
Total	**2.5100**

(c) Tax rate

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

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

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

Capital distribution
Capital distribution represents a return of capital for Singapore income tax purpose and not subject to tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of the Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of Units.

(d) Date payable 1 March 2017

(e) Books closure date: 1 February 2017

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

There is no general mandate obtained from Unitholders for IPTs.

13. Confirmation pursuant to Rule 705(5) of the SGX-ST Listing Manual

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

14. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

FCAMC (as Manager of FCOT) confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual.

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

Dr Chua Yong Hai
Director

Christopher Tang Kok Kai
Director

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

Catherine Yeo
Company Secretary
23 January 2017

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of management on future events.

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