PRESS RELEASE
For Immediate Release

FCOT ended FY2015 on a high note with 18% increase in distributable income

- Full year DPU up 14.1% to 9.71 cents, an all-time high
- Alexandra Technopark achieved a significant 61.1% increase in net property income for FY15 following the expiry of the master lease
- Singapore properties achieved an overall 16.8% positive weighted average rental reversion in FY15
- Portfolio size increased to S$2.0 billion with the strategic addition of 357 Collins Street in Melbourne

Summary of FCOT's 4QFY15 and FY15 Results

	1/7/15 – 30/9/15 (4Q FY15)	1/7/14 – 30/9/14 (4Q FY14)	Change (%)	1/10/14 – 30/9/15 (FY15)	1/10/13 – 30/9/14 (FY14)	Change (%)
Gross Revenue (S$'000)	37,220	31,828	16.9	142,187	118,838	19.6
Net Property Income (S$'000)	27,387	23,805	15.0	101,868	90,554	12.5
Net Property Income (cash basis) (S$'000)*	27,110	23,224	16.7	100,865	87,977	14.6
Distribution income for Unitholders (S$'000)	18,822	14,986	25.6	67,805	57,260	18.4
Distribution Per Unit	2.52¢(1)	2.21¢(2)	14.0	9.71¢	8.51¢	14.1

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

(1) The distribution per Unit ("DPU") comprised:
  (a) advanced distribution ("Advanced Distribution") of 0.9112 cents per unit for the period from 1 July 2015 to 2 August 2015 and the number of Units used to calculate the DPU is 684.0 million; and
  (b) Unitholders' distribution ("Unitholders' Distribution") of 1.6069 cents per Unit for the period from 3 August 2015 to 30 September 2015 and the number of Units used to calculate the DPU is 783.4 million.

(2) The number of Units used to calculate the amount available for distribution per Unit is 676.7 million.

Singapore – 23 October 2015 – Frasers Centrepoint Asset Management (Commercial) Ltd ("**FCAMCL**" or the "**Manager**"), the manager of Frasers Commercial Trust ("**FCOT**", SGX:FrasersComTr), is pleased to announce that the distributable income to Unitholders surged 18.4% to S$67.8 million for the financial year ended 30 September 2015 ("FY15"), another new high for the Trust. Correspondingly, the DPU of 9.71 cents for the full year recorded an all-time high.

Mr Low Chee Wah, Chief Executive Officer of the Manager, said "We are pleased that the Trust ended the financial year with the highest distributable income to Unitholders and DPU since the Trust was listed in 2006. The distributable income of S$67.8 million and DPU of 9.71 cents also marked the sixth consecutive year of growth in distributable income and DPU since the completion of the recapitalisation exercise in 2009. The good performance was driven by the properties in Singapore which continued to enjoy positive rental reversions and the full year

contribution from the underlying leases of Alexandra Technopark following the expiry of the master lease in August 2014."

Mr. Low added, "FY15 was also an exciting year for the Trust with the strategic addition of 357 Collins Street to the portfolio. This marks the Trust's maiden entry into the Melbourne CBD office market. The portfolio now comprises six properties, of which over 60.0% are properties in Singapore. 357 Collins Street made its maiden contribution in 4QFY15 and this yield accretive acquisition will strengthen the distributions of the Trust in the longer term."

"The Manager had also unlocked the value of the additional gross floor area for hotel use at China Square Central as part of its proactive asset management initiatives. This is in line with our mission to create value for Unitholders by enhancing and unlocking values of our existing properties through refurbishment and redevelopment" he said.

Strong performance of Alexandra Technopark bolstered the distributable income in FY15

Gross revenue of S$142.2 million for FY15 increased 19.6% as compared to the financial year ended 30 September 2014 ("FY14"). Accordingly, net property income ("NPI") of S$101.9 million for FY15 was up 12.5% compared to FY14. Excluding the effects of recognising accounting income on a straight line basis over the lease term, NPI (cash basis) for FY15 was 14.6% higher year-on-year. The good performance was bolstered by the strong performance of Alexandra Technopark as NPI surged 61.1% in FY15 compared to FY14, attributed to the full year contribution from the underlying leases following the expiry of the master lease. China Square Central and 55 Market Street continue to perform well on the back of higher occupancy and rental rates achieved. In addition, 357 Collins Street also made its maiden contribution to the results following the completion of the acquisition on 18 August 2015.

To manage the impact of the weaker Australian dollar, net cash flows from the Australian properties have been hedged. As such, the impact of the weaker Australian dollar was slightly mitigated by a realised gain on forward currency contracts of S$0.8 million and lower interest expense on the Australian dollar denominated loans in FY15 due to translation to Singapore dollar.

DPU for FY15 of 9.71 cents was up 14.1% year-on-year, a new high for the Trust. The Manager will be implementing the distribution reinvestment plan ("DRP") for the Unitholders' Distribution for the period from 3 August 2015 to 30 September 2015. 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 Advanced Distribution of 0.91 cents per Unit was paid out in cash on 1 October 2015. The Unitholders' Distribution of 1.61 cents per Unit for the period from 3 August 2015 to 30 September 2015 will be paid out on 27 November 2015 and the distribution books closure date for the Units is 2 November 2015.

Actual results outperformed forecast

The actual performance of the portfolio surpassed the adjusted profit forecast ("Forecast")[1] for the period from 18 August 2015 being the date of the completion of the acquisition of 357 Collins Street to 30 September 2015. Actual net property income of S$13.8 million was 4.4% higher compared to the Forecast, mainly attributable to overall lower expenses incurred which was slightly offset by the effects of the weaker Australian dollar on the net property income for the Australian properties. Actual distributable income of S$9.4 million outperformed the Forecast by 11.8% as a result of the higher net property income achieved coupled with interest savings arising from the partial prepayment of a loan facility, interest income and a realised gain on forward currency contract. As a result, actual DPU of 1.20 cents was 10.2% higher compared to the Forecast DPU.

The actual net property income of 357 Collins Street of S$1.8 million also outperformed the Property Forecast[2] by 9.3%, on the back of higher occupancy achieved and lower expenses incurred.

Singapore properties continue to enjoy healthy rental reversions

The Trust ended the year with a healthy average portfolio occupancy rate of 95.4%. The average occupancy rates in Singapore and Australia were 95.0% and 95.9%, respectively. The portfolio WALE of 3.5 years continues to be anchored by the long WALE of Caroline Chisholm Centre of 9.8 years. The WALE of the top ten tenants of the portfolio was 5.8 years.

The properties saw robust leasing activity during the quarter and demand for space was supported by tenants from various industries including consulting, business services, legal, medical, multimedia and telecommunications, resources, technology and trading sectors. In 4QFY15, new leases and renewals across 144,201 square feet of space were completed. The properties in Singapore achieved positive weighted average rental reversions of between 2.8% to 17.6%[3] for leases which commenced in 4QFY15. For FY15, the properties in Singapore achieved positive weighted average rental reversions of between 5.7% to 17.9%[4] or an overall positive weighted average rental reversion of 16.8%.

As part of our continuous proactive asset management, the Trust signed a Heads of Agreement with Hamersley Iron Pty Ltd, a wholly-owned subsidiary of Rio Tinto and major tenant in Central Park, for a new 12-year lease from FY18 to FY30. Following the new lease, FCOT's lease expiry profile will be further strengthened and the WALE of Central Park will increase from 2.9 years to 7.1 years[5] as at 30 September 2015.

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1 Refers to the profit forecast of the Existing and Enlarged Portfolio for 4Q2015 included in Appendix D of the Circular to Unitholders dated 3 June 2015, adjusted for the period from 18 August 2015 (date of completion of the acquisition of 357 Collins Street) to 30 September 2015.

2 Refers to the Profit Forecast of 357 Collins Street for 4Q2015 included in Appendix E of the Circular to Unitholders dated 3 June 2015, adjusted for the period from 18 August 2015 (date of completion of the acquisition of 357 Collins Street) to 30 September 2015.

3 The weighted average rental reversions based on the area for new and renewed leases which commenced in 4QFY15 for the Singapore properties.

4 The weighted average rental reversions based on the area for new and renewed leases which commenced in FY15 for the Singapore properties.

5 Based on the Heads of Agreement for a new 12-year lease from FY18 to FY30, with options on space requirements. New lease is assumed based on the existing space currently occupied.

Portfolio value increased to S$2.0 billion with the addition of 357 Collins Street

Following an independent portfolio valuation commissioned by the Trust, on 30 September 2015, FCOT's overall property portfolio value increased by S$129.9 million or 7.1% year-on-year, to S$1,954.8 million.

The increased portfolio value was mainly due to the addition of 357 Collins Street to the portfolio, and the higher valuation for 55 Market Street of 1.3% and Caroline Chisholm Centre of 4.9% denominated in Australian dollar. This was offset by the lower valuation for China Square Central of 1.6% mainly due to the expected loss of income during the construction period for the Hotel and commercial project ("Construction Period")[6]. The valuation of Central Park denominated in Australian dollar was 12.1% lower mainly due to higher incentives and lower market rents assumed.

As at 30 September 2015, the net asset value per Unit was S$1.53.

357 Collins Street will strengthen the future income of the Trust

With new tenants secured namely Orange Business Services Australia Pty Ltd and Little Bean Bambini, the occupancy at 357 Collins Street increased from 95.0% as at 29 May 2015[7] to 98.4% as at 30 September 2015. The high occupancy demonstrates good demand from tenants for quality property with good connectivity. With no leases expiring until FY18 and a long WALE of 5.6 years as at 30 September 2015, 357 Collins Street will strengthen and provide stable and sustainable distributions in the longer term.

China Square Central Hotel Transaction

On 18 August 2015, FCOT realised net proceeds of approximately S$44.1 million with the entry into the building agreement with Frasers Hospitality China Square Trustee Pte. Ltd. ("FHCS Trustee") to enable FHCS Trustee to utilise the additional gross floor area of 16,000 square metres to undertake the development of a 16-storey hotel and commercial project at China Square Central ("China Square Central Hotel Transaction")[8]. As the Net Proceeds has been determined to be capital in nature, it will also be available as capital distributions ("Capital Distributions") and may be distributed to Unitholders through quarterly distributions during the Construction Period. The Capital Distributions, if made, would supplement and mitigate the temporary loss of income from China Square Central during the Construction Period.

Prudent and proactive capital management

As part of its prudent and proactive capital management, in August 2015, the Manager partially prepaid S$58.4 million of the S$365.0 million transferable term loan facility which will fall due in FY19. The prepayment was funded from the proceeds of the private placement of approximately S$17.5 million, proceeds from the grant of a long lease for the China Square Central Hotel Transaction and internal resources[9]. The Manager also took new unsecured term loan facilities

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6 Refer to the Circular to Unitholders dated 3 June 2015 for details.
7 Latest practicable date as set out in the Circular to Unitholders dated 3 June 2015.
8 Refer to the media release dated 18 August 2015 for details.
9 Refer to announcement dated 21 August 2015 for details.

of S$40.0 million and A$75.0 million to part finance the acquisition of 357 Collins Street. The borrowings in Australian dollar will provide a natural hedge for the Trust.

The Trust would not have any debt maturing until FY17. All debts are unsecured and this provides financial flexibility to the Trust. As at 30 September 2015, the weighted average debt maturity was 3.3 years and gearing was healthy at 36.2%. In 4QFY15, the Trust had an interest coverage ratio of 4.6 times and an average interest rate of 2.96% per annum. 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.

FCOT wins prestigious award in corporate governance for the third consecutive year at the 16th SIAS Investors' Choice Awards 2015

At the 16th SIAS Investors' Choice Awards 2015, FCOT was the runner-up in the Singapore Corporate Governance Award under the REITs and Business Trusts category by the Securities Investors Association Singapore ("SIAS"). This is the third consecutive year that FCOT has won this award. The Manager and the Board of Directors believe good corporate governance practice is one of the key pillars to a sustainable business and strengthening the market's and investors' confidence in FCOT. The Manager and the Board of Directors are committed in their efforts to continue upholding high standards of corporate governance practices to enhance and create long-term value for our stakeholders.

Looking ahead

Mr. Low said, "With the expected slower economic growth, the Manager will continue to proactively renew the leases and improve occupancy. In FY2016, 17.0% of the total portfolio gross rental income in Singapore will expire. As the average passing rents of these leases are lower than current market rents, positive rental reversions can be expected when these leases are renewed. We will also review any asset enhancement initiatives to improve the performance of the properties."

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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 30 September 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 June 2015. FCL has four core businesses focused on residential, commercial, hospitality and industrial properties spanning 77 cities across Africa, 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 the sponsor of three real estate investment trusts listed on the Main Board of the SGX-ST. They are Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Hospitality Trust (a stapled group comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust), which are focused on retail properties, office and business space properties, and hospitality properties, respectively.

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

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

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.