

(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 June 2006 (as amended))

Frasers Centrepoint Trust**Financial Statements Announcement****For the financial period 1 October 2018 to 31 December 2018**

Frasers Centrepoint Trust (“FCT”) is a real estate investment trust (“REIT”) constituted by the Trust Deed entered into on 5 June 2006 (as amended) between Frasers Centrepoint Asset Management Ltd., as the Manager of FCT, and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of FCT. FCT was listed on the Singapore Exchange Securities Trading Limited (the “SGX-ST”) on 5 July 2006. FCT’s financial year commences on the 1st of October.

FCT’s property portfolio comprises the following suburban retail properties in Singapore: Causeway Point, Northpoint City North Wing and Yishun 10 Retail Podium, Anchorpoint, YewTee Point, Bedok Point and Changi City Point (collectively, the “Properties”). The Properties are strategically located in various established residential townships and have a diversified tenants base covering a wide variety of trade sectors.

FCT holds 31.15% of the units in Hektar Real Estate Investment Trust (“H-REIT”). H-REIT, an associate of FCT, is a retail-focused REIT in Malaysia listed on the Main Market of Bursa Malaysia Securities Berhad. Its property portfolio comprises Subang Parade (Selangor), Mahkota Parade (Melaka), Wetex Parade (Johor), Central Square (Kedah), Kulim Central (Kedah) and Segamat Central (Johor).

**Financial Statements Announcement
For financial period ended 31 December 2018**
1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year
1(a)(i) Statement of Total Return (1Q Dec 2018 vs 1Q Dec 2017)

	Group			Trust		
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	Inc /(Dec)	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	Inc /(Dec)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross rent	43,580	42,606	2.3%	43,580	42,606	2.3%
Other revenue	5,701	5,304	7.5%	5,701	5,304	7.5%
Gross revenue	49,281	47,910	2.9%	49,281	47,910	2.9%
Property manager's fee	(1,911)	(1,862)	2.6%	(1,911)	(1,862)	2.6%
Property tax	(3,898)	(3,831)	1.7%	(3,898)	(3,831)	1.7%
Maintenance expenses	(4,224)	(4,245)	(0.5%)	(4,224)	(4,245)	(0.5%)
Other property expenses ^(a)	(3,861)	(3,459)	11.6%	(3,861)	(3,459)	11.6%
Property expenses	(13,894)	(13,397)	3.7%	(13,894)	(13,397)	3.7%
Net property income	35,387	34,513	2.5%	35,387	34,513	2.5%
Interest income	-	25	(100.0%)	-	25	(100.0%)
Borrowing costs	(5,444)	(4,899)	11.1%	(5,444)	(4,899)	11.1%
Trust expenses	(323)	(332)	(2.7%)	(324)	(333)	(2.7%)
Manager's management fees	(3,914)	(3,818)	2.5%	(3,914)	(3,818)	2.5%
Net income	25,706	25,489	0.9%	25,705	25,488	0.9%
Unrealised (loss)/gain from fair valuation of derivatives ^(b)	(34)	173	NM	(34)	173	NM
Distribution from associate ^(c)	-	-	NM	880	-	100.0%
Distribution from joint venture ^(d)	-	-	NM	146	145	0.7%
Share of associate's results						
– operations ^(e)	971	1,021	(4.9%)	-	-	NM
– revaluation deficit	-	(801)	(100.0%)	-	-	NM
Share of joint venture's results ^(f)	162	161	0.6%	-	-	NM
Total return for the period before tax	26,805	26,043	2.9%	26,697	25,806	3.5%
Taxation ^(g)	-	-	NM	-	-	NM
Total return for the period after tax	26,805	26,043	2.9%	26,697	25,806	3.5%

Footnotes:

NM – Not meaningful

- (a) Included net write back provision for doubtful debts of S\$321 (2017: S\$7,413) for the quarter ended 31 December 2018.
- (b) This relates to unrealised differences arising from fair valuation of interest rate swaps for the hedging of interest rate relating to S\$68 million (2017: S\$80 million) of the loans. This is a non-cash item and has no impact on distributable income.
- (c) Being tax-exempt distribution from investment in H-REIT for the current period. There was no distribution received for the quarter ended 31 December 2017 as there was an advance distribution received in September 2017 for the quarter ended 30 September 2017 in connection to a rights exercise in August 2017.
- (d) Being distribution received from investment in joint venture during the period. Please refer to footnote (f) for details.

**Financial Statements Announcement
For financial period ended 31 December 2018**
Footnotes:

- (e) The results for H-REIT was equity accounted for at the Group level, net of 10% (2017: 10%) withholding tax in Malaysia, and comprises the following:
- (i) An estimate of H-REIT's results for the quarter ended 31 December 2018, based on H-REIT's actual results for the quarter ended 30 September 2018 (the latest publicly available results) adjusted for significant transactions and events occurring up to the reporting date of the Group, if any; and
 - (ii) Difference in the actual results subsequently reported, and the results previously estimated, in respect of the preceding quarter ended 30 September 2018.
- (f) Share of joint venture's results relates to the carpark operations at Changi City Point, which is operated through a joint venture entity, Changi City Carpark Operations LLP ("CCP LLP"), formed with Ascendas Frasers Pte Ltd. The results for CCP LLP was equity accounted for at the Group level.
- (g) No provision has been made for tax as it is assumed that 100% of the taxable income available for distribution to unitholders in the current financial year will be distributed. The Tax Ruling grants tax transparency to FCT on its taxable income that is distributed to unitholders such that FCT would not be taxed on such taxable income.

1(a)(ii) Distribution Statement (1Q Dec 2018 vs 1Q Dec 2017)

	Group			Trust		
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	Inc /(Dec)	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	Inc /(Dec)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Net income	25,706	25,489	0.9%	25,705	25,488	0.9%
Net tax adjustments (Note A)	959	2,336	(58.9%)	960	2,337	(58.9%)
Distribution from associate ^(a)	880	-	100.0%	880	-	100.0%
Distribution from joint venture ^(b)	146	145	0.7%	146	145	0.7%
Income available for distribution	27,691	27,970	(1.0%)	27,691	27,970	(1.0%)
Distribution to unitholders	28,021	27,772	0.9%	28,021	27,772	0.9%
Note A: Net tax adjustments relate to the following non-tax deductible items:						
Amortisation of upfront fee for credit facilities	179	183	(2.2%)	179	183	(2.2%)
Manager's management fees paid/payable in units ^(c)	783	1,909	(59.0%)	783	1,909	(59.0%)
Other adjustments	(3)	244	NM	(2)	245	NM
Net tax adjustments	959	2,336	(58.9%)	960	2,337	(58.9%)

Footnotes:

- (a) Being tax-exempt distribution from investment in H-REIT for the period.
- (b) Being distribution received from investment in CCP LLP during the period.
- (c) Being 20% (2017: 50%) of the base and performance components of the Manager's management fees for the quarter ended 31 December 2018.

**Financial Statements Announcement
For financial period ended 31 December 2018**
1(b) Balance Sheet together with comparatives as at end of immediately preceding financial year
1(b)(i) Balance Sheet as at 31 December 2018

	Group		Trust	
	As at 31/12/18	As at 30/09/18	As at 31/12/18	As at 30/09/18
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Investment properties ^(a)	2,749,101	2,749,000	2,749,101	2,749,000
Fixed assets	126	149	126	149
Intangible assets	7	12	7	12
Investment in subsidiary	-	-	*	*
Investment in associate ^(b)	66,142	66,060	64,608	64,608
Investment in joint venture ^(c)	244	227	1	1
Total non-current assets	2,815,620	2,815,448	2,813,843	2,813,770
Current assets				
Trade and other receivables ^(d)	4,262	3,004	4,262	3,004
Financial derivatives ^(e)	21	56	21	56
Cash and cash equivalents	16,094	21,864	16,094	21,864
Total current assets	20,377	24,924	20,377	24,924
Total assets	2,835,997	2,840,372	2,834,220	2,838,694
Current liabilities				
Trade and other payables	(35,296)	(46,203)	(35,320)	(46,227)
Current portion of security deposits	(18,809)	(16,292)	(18,809)	(16,292)
Deferred income – current	(13)	(13)	(13)	(13)
Borrowings – current ^(f)	(291,900)	(217,000)	(291,900)	(217,000)
Total current liabilities ^(g)	(346,018)	(279,508)	(346,042)	(279,532)
Non-current liabilities				
Borrowings ^(f)	(525,740)	(595,588)	(525,740)	(595,588)
Non-current portion of security deposits	(29,451)	(31,518)	(29,451)	(31,518)
Deferred income	(2)	(2)	(2)	(2)
Total non-current liabilities	(555,193)	(627,108)	(555,193)	(627,108)
Total liabilities	(901,211)	(906,616)	(901,235)	(906,640)
Net assets	1,934,786	1,933,756	1,932,985	1,932,054
Unitholders' funds ^(h)	1,953,611	1,952,572	1,932,985	1,932,054
Translation reserve ^(b)	(18,825)	(18,816)	-	-
Unitholders' funds and reserves	1,934,786	1,933,756	1,932,985	1,932,054

* This relates to the cost of investment in a wholly-owned subsidiary, FCT MTN Pte. Ltd. ("FCT MTN"), which amounts to S\$2.

**Financial Statements Announcement
For financial period ended 31 December 2018**

Footnotes:

- (a) The Properties are stated at valuation as at 30 September 2018 as assessed by independent professional valuers, adjusted for subsequent capital expenditure.
- (b) This relates to 143.9 million units (30 September 2018: 143.9 million units) in H-REIT. The Group's 31.15% (30 September 2018: 31.15%) investment in H-REIT is stated at cost, adjusted for translation differences, share of associate's results (net of withholding tax in Malaysia), less distributions received and provision for impairment. The market value of FCT's investment in H-REIT, based on its last traded unit price of RM1.11 on Bursa Malaysia Securities Berhad on 31 December 2018, was S\$52.7 million (translated at S\$1 = RM3.0303) (30 September 2018: S\$58.9 million).
- (c) Please refer to footnote (f) to the Statement of Total Return (section 1(a)(i)) as shown on page 3 for details.
- (d) The increase in trade and other receivables was mainly due to the H-REIT distribution receivable as of 31 December 2018. It was subsequently received in early January 2019.
- (e) Relates to the fair value of interest rate swaps receivable of S\$0.02 million (30 September 2018: receivable of S\$0.06 million). Changes to the fair value were recognised in the Statement of Total Return.
- (f) Movement in borrowings under current liabilities was due to:
- net drawdown of S\$5 million of short-term unsecured bank facilities; and
 - secured three-year term loan facility of S\$70 million due December 2019 (the "S\$70m Secured Term Loan") has been reclassified from non-current liabilities to current liabilities.
- The decrease in borrowings under non-current liabilities was due to the reclassification of S\$70m Secured Term Loan to current liabilities.
- (g) Based on the Group's existing financial resources, we are able to refinance the Group's borrowings and meet our current obligations as and when they fall due.
- (h) Please refer to the Statement of Changes in Unitholders' Funds as shown in 1(d)(i) on page 8 for details.

**Financial Statements Announcement
For financial period ended 31 December 2018**
1(b)(ii) Aggregate Amount of Borrowings (as at 31 December 2018 vs 30 September 2018)

	31/12/18		30/09/18	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand	70,000 ⁽¹⁾	222,000 ⁽²⁾	-	217,000 ⁽³⁾
Less: Unamortised transaction costs	(100)	-	-	-
	69,900	222,000	-	217,000
Amount repayable after one year	216,000 ⁽⁴⁾	310,000 ⁽⁵⁾	286,000 ⁽⁶⁾	310,000 ⁽⁵⁾
Less: Unamortised transaction costs	-	(260)	(126)	(286)
	216,000	309,740	285,874	309,714

Details of borrowings and collateral:

- Secured facilities drawn from S\$70m Secured Term Loan.

The S\$70m Secured Term Loan is secured on the following:

- a mortgage over Bedok Point ("BPT");
- an assignment of the rights, benefits, title and interest of FCT in, under and arising out of the insurances effected in respect of BPT; and
- an assignment and charge of the rights, benefits, title and interest of FCT in, under and arising out of the tenancy agreements, the sale agreements, the performance guarantees (including sale proceeds and rental proceeds) and the bank accounts arising from, relating to or in connection with BPT.

- Short term unsecured facilities with Crédit Industriel et Commercial, Singapore Branch, DBS Bank Limited, Oversea-Chinese Banking Corporation Limited and Standard Chartered Bank (Singapore) Limited, unsecured facilities drawn from the issue of note under the MTN Programme and a Term Loan.
- Short term unsecured facilities with Citibank, N.A., Singapore Branch, DBS Bank Limited and Oversea-Chinese Banking Corporation Limited, unsecured facilities drawn from the issue of note under the MTN Programme and a Term Loan.
- Secured facilities drawn from:
 - S\$80m Secured Term Loan; and
 - S\$136m Secured Term Loan.

The S\$80m Secured Term Loan is secured on the following:

- a mortgage over Anchorpoint ("ACP");
- an assignment of the rights, benefits, title and interest of FCT in, under and arising out of the insurances effected in respect of ACP; and
- an assignment and charge of the rights, benefits, title and interest of FCT in, under and arising out of the tenancy agreements, the sale agreements, the performance guarantees (including sale proceeds and rental proceeds) and the bank accounts arising from, relating to or in connection with ACP.

The S\$136m Secured Term Loan is secured on the following:

- a mortgage over YewTee Point ("YTP");
- an assignment of the rights, benefits, title and interest of FCT in, under and arising out of the insurances effected in respect of YTP; and
- an assignment and charge of the rights, benefits, title and interest of FCT in, under and arising out of the tenancy agreements, the sale agreements, the performance guarantees (including sale proceeds and rental proceeds) and the bank accounts arising from, relating to or in connection with YTP.

- Unsecured facilities drawn from the issue of notes under the MTN Programme.
- Secured facilities drawn from:
 - S\$80m Secured Term Loan;
 - S\$136m Secured Term Loan; and
 - S\$70m Secured Term Loan.

1(c) Cash Flow Statement (1Q Dec 2018 vs 1Q Dec 2017)

	Group	
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17
	S\$'000	S\$'000
Operating activities		
Total return before tax	26,805	26,043
Adjustments for:		
Allowance for doubtful receivables	2	14
Write back of allowance for doubtful receivables	(2)	(21)
Borrowing costs	5,444	4,899
Manager's management fees paid/payable in units	783	1,909
Unrealised loss/(gain) from fair valuation of derivatives	34	(173)
Share of associate's results	(971)	(220)
Share of joint venture's results	(162)	(161)
Depreciation of fixed assets	23	6
Amortisation of intangible assets	5	5
Operating profit before working capital changes	31,961	32,301
Changes in working capital		
Trade and other receivables	(505)	(3,101)
Trade and other payables	(7,883)	-
Cash flows generated from operating activities	23,573	29,200
Investing activities		
Distribution received from joint venture	146	145
Capital expenditure on investment properties	(1,771)	(5,635)
Cash flows used in investing activities	(1,625)	(5,490)
Financing activities		
Payment of transaction costs	-	(157)
Borrowing costs paid	(6,169)	(5,525)
Proceeds from borrowings	44,000	111,000
Repayment of borrowings	(39,000)	(95,000)
Distribution to unitholders	(26,549)	(27,480)
Cash flows used in financing activities	(27,718)	(17,162)
Net (decrease)/increase in cash and cash equivalents	(5,770)	6,548
Cash and cash equivalents at beginning of the period	21,864	13,547
Cash and cash equivalents at end of the period	16,094	20,095

**Financial Statements Announcement
For financial period ended 31 December 2018**
1(d)(i) Statement of Changes in Unitholders' Funds (1Q Dec 2018 vs 1Q Dec 2017)

	Group		Trust	
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at beginning of period	1,952,572	1,892,669	1,932,054	1,871,940
Increase in net assets resulting from operations	26,805	26,043	26,697	25,806
Unitholders' transactions				
Creation of units				
Manager's management fees paid/payable in units	783	1,909	783	1,909
Distribution to unitholders	(26,549)	(27,480)	(26,549)	(27,480)
Net decrease in net assets resulting from unitholders' transactions	(25,766)	(25,571)	(25,766)	(25,571)
Unitholders' funds at end of period ^(a)	1,953,611	1,893,141	1,932,985	1,872,175

Footnotes:

- (a) Amount inclusive of property revaluation surplus of S\$899.6 million (2017: S\$836.8 million), and share of associate's revaluation surplus of S\$13.4 million (2017: S\$13.4 million).

1(d)(ii) Details of Changes in Issued and Issuable Units (1Q Dec 2018 vs 1Q Dec 2017)

	Trust	
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17
	No. of Units	No. of Units
Issued units at beginning of period	926,391,919	922,448,285
Issue of new units:		
As payment of Manager's management fees	1,262,515 ^(a)	2,813,931 ^(b)
Total issued units	927,654,434	925,262,216
Units to be issued:		
As payment of Manager's management fees	360,771 ^(c)	864,168 ^(d)
Total issued and issuable units	928,015,205	926,126,384

Footnotes:

- (a) These were units issued in October 2018 to the Manager in partial satisfaction of the Manager's base management fees for the quarter ended 30 September 2018 and performance management fees for the year ended 30 September 2018.
- (b) These were units issued in October 2017 to the Manager in partial satisfaction of the Manager's base management fees for the quarter ended 30 September 2017 and performance management fees for the year ended 30 September 2017.
- (c) These are units to be issued to the Manager in partial satisfaction of the Manager's base and performance management fees for the quarter ended 31 December 2018. 197,675 units will be issued in January 2019 as payment of base management fees for the quarter ended 31 December 2018. Units relating to performance management fee will be issued after financial year ending 30 September 2019.
- (d) These were units issued in January 2018 and October 2018 to the Manager in partial satisfaction of the Manager's base and performance management fees respectively for the quarter ended 31 December 2017.

2 Whether the figures have been audited or reviewed.

The figures have neither been audited nor reviewed by the auditors.

**Financial Statements Announcement
For financial period ended 31 December 2018**
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 recently audited annual financial statements have been applied.

Except as disclosed in item 5 below, the accounting policies and methods of computation adopted in the preparation of the financial statements for the current report financial period are consistent with those described in the audited financial statements for the financial year ended 30 September 2018.

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.

The Group has adopted new Financial Reporting Standards in Singapore ("FRS") and interpretation effective for the financial period from 1 October 2018 as follows:

- (i) FRS 115 Revenue from Contracts with Customers
- (ii) FRS 109 Financial Instruments

FRS 115 establishes a comprehensive framework for determining whether how much and when revenue is recognised. It also introduces new cost guidance which requires certain costs of obtaining and fulfilling contracts to be recognised as separate assets when specific criteria are met.

FRS 109 contains new requirements for classification and measurement of financial instruments, a new expected credit loss model for calculating impairment of financial assets and new general hedge accounting requirements.

The Group does not expect a significant impact on the financial statements. Accordingly, comparative financial information presented in this set of announcement has not been restated.

6 Earnings per unit ("EPU") and Distribution per unit ("DPU") for the financial period (1Q Dec 2018 vs 1Q Dec 2017)

	Group		Trust	
	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17	1Q Oct 18 to Dec 18	1Q Oct 17 to Dec 17
Weighted average number of units in issue	927,656,583	925,267,364	927,656,583	925,267,364
Total return for the period after tax ^(a) (S\$'000)	26,805	26,043	26,697	25,806
Basic EPU based on weighted average number of units in issue (cents)	2.89	2.81	2.88	2.79
Weighted average number of units in issue	928,015,205	926,126,384	928,015,205	926,126,384
Total return for the period after tax ^(a) (S\$'000)	26,805	26,043	26,697	25,806
Diluted EPU based on weighted average number of units in issue (cents) ^(b)	2.89	2.81	2.88	2.79
Total number of units entitled to distribution ^(c)	927,852,109	925,735,803	927,852,109	925,735,803
Distribution to unitholders ^(d) (S\$'000)	28,021	27,772	28,021	27,772
DPU based on the total number of units entitled to distribution (cents)	3.02 ^(e)	3.00 ^(e)	3.02 ^(e)	3.00 ^(e)

Footnotes:

(a) As shown in 1(a)(i) on page 2.

(b) The weighted average number of units was adjusted to take into account the estimated number of units to be issued as payment for the Manager's performance fee after the year ending 30 September 2019.

**Financial Statements Announcement
For financial period ended 31 December 2018**
Footnotes:

- (c) The number of units entitled to distribution comprises:
- (i) 927,654,434 units in issue as at 31 December 2018 (2017: 925,262,216 units); and
 - (ii) 197,675 units (2017: 473,587 units) issuable to the Manager in January 2019 as partial satisfaction of Manager's base management fee for the quarter ended 31 December 2018.
- (d) As shown in 1(a)(ii) on page 3.
- (e) The portion of performance management fees in the form of units will be paid annually in arrears. Assuming the performance fees in the form of units was payable on a quarterly basis in arrears for this current period, the DPU for 1Q2019 would be 3.019 cents (1Q2018: 2.999 cents).

7 Net asset value ("NAV") and Net tangible asset value ("NTA") per unit:-

	Group	
	31/12/18 ^(a)	30/09/18 ^(b)
NAV and NTA per unit (S\$)	2.08	2.08

Footnotes:

- (a) The number of units used for computation of NAV and NTA per unit as at 31 December 2018 is 928,015,205. This comprises:
- (i) 927,654,434 units in issue as at 31 December 2018;
 - (ii) 197,675 units issuable to the Manager in January 2019, in satisfaction of 20% of the base management fee payable to the Manager for the quarter ended 31 December 2018; and
 - (iii) 163,096 units issuable after financial year ending 30 September 2019, in satisfaction of 20% of the performance management fee payable to the Manager for the quarter ended 31 December 2018.
- (b) The number of units used for computation of NAV and NTA per unit as at 30 September 2018 is 927,654,434. This comprises:
- (i) 926,391,919 units in issue as at 30 September 2018;
 - (ii) 190,821 units issued to the Manager in October 2018, in satisfaction of 20% of the base management fee payable to the Manager for the quarter ended 30 September 2018; and
 - (iii) 1,071,694 units issued to the Manager in October 2018, in satisfaction of 50%, 40%, 30% and 20% of the performance management fee payable to the Manager for the quarter ended 31 December 2017, 31 March 2018, 30 June 2018 and 30 September 2018 respectively.

8 A review of the performance
1Q Dec 2018 vs 1Q Dec 2017

Gross revenue for the quarter ended 31 December 2018 totalled S\$49.3 million, an increase of S\$1.4 million or 2.9% as compared to the corresponding period last year, mainly due to improvement in revenue from Northpoint City North Wing and Changi City Point. The portfolio occupancy rate of the Properties as at 31 December 2018 was 96.2%, which was higher than 92.6% as at 31 December 2017.

Property expenses for the quarter ended 31 December 2018 totalled S\$13.9 million, an increase of S\$0.5 million or 3.7% compared to the corresponding period last year. The increase was mainly due to higher marketing expenses and carpark expenses for Anchorpoint whose carpark management commenced from 1 December 2017.

Net property income for the quarter was therefore higher at S\$35.4 million being S\$0.9 million or 2.5% higher than the corresponding period last year.

Non-property expenses of S\$9.7 million was S\$0.7 million higher than the corresponding period last year mainly due to higher borrowing costs from increased loans and higher Manager's management fees arising from the increase in total assets and improvement in net property income.

Total return included:

- (i) unrealised loss of S\$0.03 million arising from fair valuation of interest rate swaps for the hedging of interest rate in respect of S\$68 million of the loans;
- (ii) share of associate's results from operations of S\$1.0 million; and
- (iii) share of joint venture's results of S\$0.2 million.

Income available for distribution for the current quarter was S\$27.7 million, which was S\$0.3 million lower than the corresponding period in the preceding financial year.

**Financial Statements Announcement
For financial period ended 31 December 2018**
8 A review of the performance (cont'd)
1Q Dec 2018 vs 4Q Sep 2018

Gross revenue for the quarter ended 31 December 2018 totalled S\$49.3 million, an increase of \$0.8 million or 1.6% as compared to the last quarter ended 30 September 2018. The portfolio occupancy rate of the Properties as at 31 December 2018 was 96.2%, which was slightly higher than 94.7% as at 30 September 2018.

Property expenses for the quarter ended 31 December 2018 totalled S\$13.9 million, a decrease of S\$1.7 million or 11.1% compared to the last quarter ended 30 September 2018. The decrease was mainly due to lower property tax, lower professional fees and fewer ad-hoc repair and replacement works carried out in the current quarter. It is partially offset by higher marketing expenses.

Net property income for the quarter was therefore higher at S\$35.4 million being S\$2.5 million or 7.6% higher than last quarter ended 30 September 2018.

Non-property expenses of S\$9.7 million was comparable to the last quarter ended 30 September 2018.

Income available for distribution for the current quarter was S\$27.7 million, which was S\$1.9 million higher than last quarter ended 30 September 2018.

9 Variance between forecast and the actual result

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 reporting period and the next 12 months.

Based on advance estimates, the Singapore economy grew 3.3% in year 2018.

Despite the continuing challenges in the retail sector, suburban malls, which make up FCT's portfolio, are expected to see relatively stable performance.

11 DISTRIBUTIONS
11(a) Current financial period

Any distribution declared for the current period? Yes

Name of distribution Distribution for the period from 1 October 2018 to 31 December 2018

Distribution Type a) Taxable income
b) Tax-exempt income

Distribution Rate a) Taxable income distribution – 2.941 cents per unit
b) Tax-exempt income distribution – 0.079 cents per unit

Par value of units Not meaningful

Tax Rate Taxable income distribution

Individuals who hold the units as investment assets and not through a partnership in Singapore will receive pre-tax distributions. These distributions are tax-exempt at the individuals' level.

Individuals who hold the units as trading assets or individuals who hold units through a partnership in Singapore will receive pre-tax distributions. These distributions will however be subject to tax at the individuals' level at their applicable income tax rates.

Qualifying unitholders will receive pre-tax distributions. These distributions will however be subject to tax at their applicable income tax rates.

Qualifying foreign non-individual investors received distributions after deduction of tax at the rate of 10% for the distribution made on or before 31 March 2020.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-exempt income distribution

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to the net income from the investment in H-REIT.

**Financial Statements Announcement
For financial period ended 31 December 2018**
11(b) Corresponding period of the immediate preceding financial period

Any distribution declared for the previous corresponding period? Yes

Name of distribution Distribution for the period from 1 October 2017 to 31 December 2017

Distribution Type Taxable income

Distribution Rate Taxable income distribution – 3.00 cents per unit

Par value of units Not meaningful

Tax Rate Taxable income distribution

Individuals who hold the units as investment assets and not through a partnership in Singapore will receive pre-tax distributions. These distributions are tax-exempt at the individuals' level.

Individuals who hold the units as trading assets or individuals who hold units through a partnership in Singapore will receive pre-tax distributions. These distributions will however be subject to tax at the individuals' level at their applicable income tax rates.

Qualifying unitholders will receive pre-tax distributions. These distributions will however be subject to tax at their applicable income tax rates.

Qualifying foreign non-individual investors received distributions after deduction of tax at the rate of 10% for the distribution made on or before 31 March 2020.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

11(c) Date paid/payable **28 February 2019**

11(d) Books closure date **29 January 2019 (5 pm)**

11(e) Unitholders must complete and return Form A or Form B, as applicable **14 February 2019 (5 pm)**

12 If no dividend has been declared/ recommended, a statement to that effect.

Not applicable.

13 If the Group has obtained a general mandate from unitholders for 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.

FCT Group did not obtain any general mandate from unitholders for IPTs.

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

Frasers Centrepoint Asset Management Ltd (as Manager of FCT) confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

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

To the best of our knowledge, nothing has come to the attention of the Directors which may render the financial results to be false or misleading, in any material aspect.

**Financial Statements Announcement
For financial period ended 31 December 2018**

ON BEHALF OF THE BOARD
FRASERS CENTREPOINT ASSET MANAGEMENT LTD
(Company registration no. 200601347G)
(as Manager for FRASERS CENTREPOINT TRUST)

Cheong Choong Kong
Director

Chew Tuan Chiong
Director

BY ORDER OF THE BOARD
Catherine Yeo
Company Secretary
21 January 2019

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, 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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