FRASERS HOSPITALITY TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE SECOND QUARTER ENDED 31 MARCH 2016

Frasers Hospitality Trust ("FHT") is a stapled group comprising Frasers Hospitality Real Estate Investment Trust ("FH-REIT") and Frasers Hospitality Business Trust ("FH-BT"). FHT is established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate located anywhere in the world except Thailand, which is used primarily for hospitality and/or hospitality-related purposes, as well as real estate-related assets in connection to the foregoing.

The portfolio of FHT comprises 13 properties, seven hotels (the "Hotels") and six serviced residences (the "Serviced Residences", and together with the Hotels, the "Properties"), with a total of 2,364 hotel rooms and 842 serviced residence units. The Properties are located in Singapore, Australia, the United Kingdom, Japan and Malaysia.

Hotels	Market Segment*	Number of Rooms
InterContinental Singapore	Luxury	406
Sofitel Sydney Wentworth	Luxury	436
Novotel Rockford Darling Harbour	Mid-scale	230
Park International London	Mid-scale	171
Best Western Cromwell London	Mid-scale	85
ANA Crowne Plaza Kobe	Upper Upscale	593
The Westin Kuala Lumpur	Upper Upscale	443
Total		**2,364**

Serviced Residences	Market Segment*	Number of Units
Fraser Suites Singapore	Upper Upscale	255
Fraser Suites Sydney	Upper Upscale	201
Fraser Place Canary Wharf	Upper Upscale	108
Fraser Suites Queens Gate	Upper Upscale	105
Fraser Suites Glasgow	Upper Upscale	98
Fraser Suites Edinburgh	Upper Upscale	75
Total		**842**

** Based on STR Global Chain Scales*

Distribution Policy

Distributions from FHT comprises distributions from FH-REIT and FH-BT.

FH-REIT's distribution policy is to distribute 100.0% of FH-REIT's Distributable Income for the period from the Listing Date to 30 September 2015 and at least 90.0% of its Distributable Income thereafter.

The distribution will be made on a semi-annual basis for the six-month periods ending 31 March, and 30 September. Distributions, when paid, will be in Singapore dollars.

FH-BT was dormant as at the Listing Date and no distributions will be made during the period that FH-BT remains dormant. In the event that FH-BT becomes active and profitable, FH-BT's distribution policy will be to distribute as much of its income as practicable, and the declaration and payment of distributions by FH-BT will be at the sole discretion of Board of Directors of the Trustee-Manager.

DBS Bank Ltd. is the Sole Global Coordinator and Issue Manager for the initial public offer of stapled securities in FHT (the "Offering"). DBS Bank Ltd., Morgan Stanley Asia (Singapore) Pte., Standard Chartered Securities (Singapore) Pte. Limited and United Overseas Bank Limited are the Joint Bookrunners and Underwriters for the Offering.

1 (a) (i) Consolidated Statements of Total Return and Statements of Comprehensive Income for 2Q 2016 and 2Q 2015

	Note	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
		2Q 2016			2Q 2015			Variance		
		1 Jan 2016 to 31 Mar 2016			1 Jan 2015 to 31 Mar 2015			Increase/(Decrease)		
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	%	%	%
Master lease rental		27,022	27,022	-	24,016	24,016	-	12.5	12.5	-
Gross revenue		**27,022**	**27,022**	**-**	**24,016**	**24,016**	**-**	**12.5**	**12.5**	**-**
Property tax		(2,323)	(2,323)	-	(2,148)	(2,148)	-	8.1	8.1	-
Property insurance		(332)	(332)	-	(242)	(242)	-	37.2	37.2	-
Property management fee		(1,349)	(1,349)	-	(1,409)	(1,409)	-	(4.3)	(4.3)	-
Other property expenses		(778)	(778)	-	(1,255)	(1,255)	-	(38.0)	(38.0)	-
Property operating expenses		**(4,782)**	**(4,782)**	**-**	**(5,054)**	**(5,054)**	**-**	**(5.4)**	**(5.4)**	**-**
Net property income		**22,240**	**22,240**	**-**	**18,962**	**18,962**	**-**	**17.3**	**17.3**	**-**
REIT Manager's management fee		(1,762)	(1,762)	-	(2,120)	(2,120)	-	(16.9)	(16.9)	-
Other management fee		(746)	(746)	-	(403)	(403)	-	85.1	85.1	-
Trustees' fee		(109)	(109)	-	(94)	(94)	-	16.0	16.0	-
Administrative and other expenses	**(a)**	(1,062)	(1,062)	-	(570)	(567)	(3)	86.3	87.3	(100.0)
Non-capitalisable expenses in relation to assets acquisition and Initial Public Offering ("IPO")	**(b)**	-	-	-	130	130	-	(100.0)	(100.0)	-
Other income		2	2	-	-	-	-	100.0	100.0	-
Payment top-up	**(c)**	250	250	-	330	330		(24.2)	(24.2)	-
Finance income		65	65	-	84	84	-	(22.6)	(22.6)	-
Amortisation of debt upfront costs		(416)	(416)	-	(379)	(379)	-	9.8	9.8	-
Finance costs	**(d)**	(4,818)	(4,818)	-	(3,465)	(3,465)	-	39.0	39.0	-
Total return before foreign exchange differences, fair value changes and tax		**13,644**	**13,644**	**-**	**12,475**	**12,478**	**(3)**	**9.4**	**9.3**	**(100.0)**
Foreign exchange (loss)/gain, net		(297)	(297)	-	1,605	1,605	-	NM	NM	-
Net change in fair value of derivative financial instruments	**(e)**	(2,262)	(2,262)	-	(3,328)	(3,328)	-	(32.0)	(32.0)	-
Realised gain/(loss) on derivative financial instruments	**(f)**	206	206	-	(584)	(584)	-	NM	NM	-
Total return for the Period before tax		**11,291**	**11,291**	**-**	**10,168**	**10,171**	**(3)**	**11.0**	**11.0**	**(100.0)**
Taxation		(159)	(159)	-	(973)	(973)	-	(83.7)	(83.7)	-
Total return for the Period after tax		**11,132**	**11,132**	**-**	**9,195**	**9,198**	**(3)**	**21.1**	**21.0**	**(100.0)**
Other comprehensive income										
Items that may be reclassified subsequently to statement of total return:										
Fair value change of cash flow hedges		(8,512)	(8,512)	-	3,373	3,373	-	NM	NM	-
Foreign currency translation differences	**(g)**	(15,659)	(15,659)	-	(1,118)	(1,118)	-	1,300.6	1,300.6	-
Total comprehensive income for the Period		**(13,039)**	**(13,039)**	**-**	**11,450**	**11,453**	**(3)**	**NM**	**NM**	**(100.0)**

NM-Not Meaningful

1 (a) (ii) Consolidated Distribution Statements for 2Q 2016 and 2Q 2015

Reconciliation of total return to income available for distribution

	Note	FHT	FH-REIT	FHT	FH-REIT	FHT	FH-REIT
		2Q 2016		2Q 2015		Variance	
		1 Jan 2016 to 31 Mar 2016		1 Jan 2015 to 31 Mar 2015		Increase/(Decrease)	
		S$'000	S$'000	S$'000	S$'000	%	%
Total return for the Period after tax of FH-REIT	**(k)**	**11,132**	**11,132**	**9,198**	**9,198**	**21.0**	**21.0**
(Non-taxable) / non-tax deductible items and other adjustments:							
Amortisation of debt upfront costs		416	416	379	379	9.8	9.8
Amortisation of other assets		12	12	-	-	100.0	100.0
Foreign exchange loss/(gain), net		385	385	(1,590)	(1,590)	NM	NM
Issuance costs (IPO) not deductible		-	-	4	4	(100.0)	(100.0)
Net change in fair value of derivative financial instruments		2,262	2,262	3,328	3,328	(32.0)	(32.0)
Other management fee paid and payable in Stapled Securities	**(h)**	673	673	329	329	104.6	104.6
Property management fee paid and payable in Stapled Securities, net of withholding tax	**(i)**	1,359	1,359	1,395	1,395	(2.58)	(2.58)
REIT Manager's management fee paid and payable in Stapled Securities		1,762	1,762	2,120	2,120	(16.9)	(16.9)
Realised loss on derivative financial instruments		-	-	512	512	(100.0)	(100.0)
FH-REIT Trustee's fee		62	62	55	55	12.7	12.7
Other adjustments	**(j)**	320	320	900	900	(64.4)	(64.4)
Foreign-sourced income from the entities in Japan yet to be distributed to FHT		-	-	(2,379)	(2,379)	(100.0)	(100.0)
Net effect of non-tax deductible/(non-taxable) items and other adjustments		**7,251**	**7,251**	**5,053**	**5,053**	**43.5**	**43.5**
Income available for distribution to Stapled Securityholders	**(k)**	**18,383**	**18,383**	**14,251**	**14,251**	**29.0**	**29.0**

NM-Not Meaningful

Footnotes:

(a) Administrative and other expenses mainly relates to professional fees, audit fees and irrecoverable GST.

(b) One-off non-capitalisable issuance costs included in 2Q 2015 were mainly professional fees and miscellaneous expenses incurred on acquisition of properties during IPO.

(c) Payment top-up in 2Q 2016 of S$0.25 million was in relation to the InterContinental Singapore. The renovation of the InterContinental Singapore commenced in 3Q 2015 and was completed in 2Q 2016. The payment top-up of S$0.33 million in 2Q 2015 relates to Fraser Suites Singapore.

(d) Finance costs in 2Q 2016 comprise interest expenses on FH-REIT Group's borrowings in SGD, JPY, MYR and AUD. Interest expense was lower in 2Q 2015 as the AUD borrowings were only incurred in Q4 2015.

(e) This relates to net unrealised loss arising from fair valuation of cross currency swap and foreign currency forward contracts.

(f) This relates to net realised gain/(loss) arising from the settlement of foreign currency forward contracts.

(g) This relates to exchange differences arising from translation of the results and the financial positon of all the Group entities with functional currencies other than the Singapore dollar. The foreign currency translation loss in 2Q 2016 was mainly due to depreciation of GBP against SGD, which was partially offset by the appreciation of the AUD, JPY and MYR against the SGD.

(h) MIT Manager's management fee which is paid and payable in Stapled Securities.

(i) Property management fee includes service residences management fee and trademark licence fee which are paid and payable in Stapled Securities.

(j) Other adjustments are in relation to non-tax deductible items and deferred tax.

(k) Distribution of FHT represents the aggregate of distributions by FH-REIT and FH-BT. The income available for distribution of FHT for the first half ended 31 March 2016 and the period from 14 July 2014 to 31 March 2015 are contributed solely by FH-REIT as FH-BT was dormant during the period. Accordingly, only the income available for distribution of FH-REIT has been included for the purpose of calculating the Distribution per Stapled Security. FHT makes distributions on a semi-annual basis and the distributions are payable by the REIT manager within 90 days from the end of the said semi annual period.

1 (a) (i) Consolidated Statements of Total Return and Statements of Comprehensive Income for 1H 2016 and 1H 2015

	Note	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
		1H 2016			1H 2015			Variance		
		1 Oct 2015 to 31 Mar 2016			14 Jul 2014 to 31 Mar 2015 [(a)]			Increase/(Decrease)		
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	%	%	%
Master lease rental		58,401	58,401	-	74,197	74,197	-	(21.3)	(21.3)	-
Gross revenue		**58,401**	**58,401**	**-**	**74,197**	**74,197**	**-**	**(21.3)**	**(21.3)**	**-**
Property tax		(4,643)	(4,643)	-	(6,194)	(6,194)	-	(25.0)	(25.0)	-
Property insurance		(678)	(678)	-	(652)	(652)	-	4.0	4.0	-
Property management fee		(2,905)	(2,905)	-	(4,199)	(4,199)	-	(30.8)	(30.8)	-
Other property expenses		(1,606)	(1,606)	-	(2,344)	(2,344)	-	(31.5)	(31.5)	-
Property operating expenses		**(9,832)**	**(9,832)**	**-**	**(13,389)**	**(13,389)**	**-**	**(26.6)**	**(26.6)**	**-**
Net property income		**48,569**	**48,569**	**-**	**60,808**	**60,808**	**-**	**(20.1)**	**(20.1)**	**-**
REIT Manager's management fee		(3,792)	(3,792)	-	(5,544)	(5,544)	-	(31.6)	(31.6)	-
Other management fee		(1,584)	(1,584)	-	(1,128)	(1,128)	-	40.4	40.4	-
Trustees' fee		(218)	(218)	-	(295)	(295)	-	(26.1)	(26.1)	-
Administrative and other expenses	**(b)**	(1,604)	(1,603)	(1)	(5,970)	(5,962)	(8)	(73.1)	(73.1)	(87.5)
Non-capitalisable expenses in relation to assets acquisition and Initial Public Offering ("IPO")	**(c)**	-	-	-	(27,133)	(27,133)	-	(100.0)	(100.0)	-
Other income		5	5	-	254	254	-	(98.0)	(98.0)	-
Payment top-up	**(d)**	2,910	2,910	-	330	330	-	781.8	781.8	-
Finance income		142	142	-	169	169	-	(16.0)	(16.0)	-
Amortisation of debt upfront costs		(836)	(836)	-	(1,098)	(1,098)	-	(23.9)	(23.9)	-
Finance costs	**(e)**	(9,598)	(9,598)	-	(8,981)	(8,981)	-	6.9	6.9	-
Total return before foreign exchange differences, fair value changes and tax		**33,994**	**33,995**	**(1)**	**11,412**	**11,420**	**(8)**	**197.9**	**197.7**	**(87.5)**
Foreign exchange (loss)/gain, net		(312)	(312)	-	2,807	2,807	-	NM	NM	-
Net change in fair value of investment properties	**(f)**	-	-	-	40,320	40,320	-	(100.0)	(100.0)	-
Net change in fair value of derivative financial instruments	**(g)**	(715)	(715)	-	6,183	6,183	-	NM	NM	-
Realised gain/(loss) on derivative financial instruments	**(h)**	27	27	-	(48)	(48)	-	NM	NM	-
Total return for the Period before tax		**32,994**	**32,995**	**(1)**	**60,674**	**60,682**	**(8)**	**(45.6)**	**(45.6)**	**(87.5)**
Taxation		(1,545)	(1,545)	-	(3,360)	(3,360)	-	(54.0)	(54.0)	-
Total return for the Period after tax		**31,449**	**31,450**	**(1)**	**57,314**	**57,322**	**(8)**	**(45.1)**	**(45.1)**	**(87.5)**
Other comprehensive income										
Items that may be reclassified subsequently to statement of total return:										
Fair value change of cash flow hedges		(6,707)	(6,707)	-	4,167	4,167	-	NM	NM	-
Foreign currency translation differences	**(i)**	(19,822)	(19,822)	-	(45,434)	(45,434)	-	(56.4)	(56.4)	-
Total comprehensive income for the Period		**4,920**	**4,921**	**(1)**	**16,047**	**16,055**	**(8)**	**(69.3)**	**(69.3)**	**(87.5)**

NM-Not Meaningful

1 (a) (ii) Consolidated Distribution Statements for 1H 2016 and 1H 2015

Reconciliation of total return to income available for distribution

	Note	FHT	FH-REIT	FHT	FH-REIT	FHT	FH-REIT
		1H 2016		1H 2015		Variance	
		1 Oct 2015 to 31 Mar 2016		14 Jul 2015 to 31 Mar 2015 [(a)]		Increase/(Decrease)	
		S$'000	S$'000	S$'000	S$'000	%	%
Total return for the Period after tax of FH-REIT	**(m)**	**31,450**	**31,450**	**57,322**	**57,322**	**(45.1)**	**(45.1)**
(Non-taxable) / non-tax deductible items and other adjustments:							
Amortisation of debt upfront costs		836	836	1,098	1,098	(23.9)	(23.9)
Amortisation of other assets		12	12	-	-	100.0	100.0
Foreign exchange loss/(gain), net		410	410	(2,807)	(2,807)	NM	NM
Goodwill on acquisition of subsidiaries written off		-	-	4,296	4,296	(100.0)	(100.0)
Issuance costs (IPO) not deductible		-	-	1,934	1,934	(100.0)	(100.0)
Net change in fair value of investment properties		-	-	(40,320)	(40,320)	(100.0)	(100.0)
Net change in fair value of derivative financial instruments		715	715	(6,183)	(6,183)	NM	NM
Other management fee paid and payable in Stapled Securities	**(j)**	1,441	1,441	916	916	57.3	57.3
Property management fee paid and payable in Stapled Securities, net of withholding tax	**(k)**	2,910	2,910	4,185	4,185	(30.5)	(30.5)
REIT Manager's management fee paid and payable in Stapled Securities		3,792	3,792	5,544	5,544	(31.6)	(31.6)
Realised (gain) on derivative financial instruments		-	-	(24)	(24)	(100.0)	(100.0)
Stamp duties on acquisition of investment properties		-	-	25,333	25,333	(100.0)	(100.0)
FH-REIT Trustee's fee		126	126	178	178	(29.2)	(29.2)
Other adjustments	**(l)**	367	367	891	891	(58.9)	(58.9)
Foreign-sourced income from the entities in Japan yet to be distributed to FHT		-	-	(7,894)	(7,894)	(100.0)	(100.0)
Net effect of non-tax deductible/(non-taxable) items and other adjustments		**10,609**	**10,609**	**(12,853)**	**(12,853)**	**NM**	**NM**
Income available for distribution to Stapled Securityholders	**(m)**	**42,059**	**42,059**	**44,469**	**44,469**	**(5.4)**	**(5.4)**

NM-Not Meaningful

Footnotes:

(a) Under the Listing Manual, FHT is required to present a comparative statement for the corresponding period of the immediately preceding financial year. As FHT was listed on 14 July 2014 ("Listing Date"), FHT had obtained from the SGX-ST a waiver from reporting its first quarter results for the period from Listing Date till 30 September 2014. Accordingly, only the financial statements for the period from 1 January 2015 to 31 March 2015 are available for comparison. The financial statements for the period from 1 October 2014 to 31 March 2015 are not available for comparison and in lieu thereof, the comparative statement for a longer period from the Listing Date to 31 March 2015 is presented.

(b) Administrative and other expenses included in 1H 2015 was an impairment loss on goodwill of approximately S$4.3 million which arose from the acquisition of the entities that held ANA Crowne Plaza Kobe.

(c) Included in 1H 2015 were stamp duties paid in relation to the acquisition of the United Kingdom and Australia properties of approximately S$25 million and one-off non-capitalisable issuance costs including initial public listing fee, registry fee, advertisements, design & printing of prospectus and roadshow expenses etc.

(d) Payment top-up comprises (a) S$2.58 million and (b) S$0.33 million in relation to InterContinental Singapore and Fraser Suites Singapore respectively.

(e) Finance costs comprise interest expenses on FH-REIT's Group borrowings. As at 31 March 2016, 87.7% of FH-REIT's Group debt portfolio was secured at fixed interest rates with remaining 12.3% at floating interest rates.

(f) The net change in fair value of investment properties in 1H 2015 relates to the net fair value gains arising from the measurement of the Group's investment properties at fair value based on valuations performed by independent valuers as at 31 December 2014. No valuations by independent valuers were performed in 1H 2016.

(g) This relates to unrealised (loss)/gain arising from fair valuation of cross currency swap and foreign currency forward contracts.

(h) This relates to realised gain/(loss) arising from the settlement of foreign currency forward contracts.

(i) This relates to exchange differences arising from translation of the results and the financial positon of all the Group entities with functional currencies other than the Singapore dollar. The foreign currency translation loss in 1H 2016 was mainly due to depreciation of GBP against SGD, which was partially offset by the appreciation of the AUD, JPY and MYR against the SGD.

(j) MIT Manager's management fee which is paid and payable in Stapled Securities.

(k) Property management fee includes service residences management fee and trademark licence fee which are paid and payable in Stapled Securities.

(l) Other adjustments are in relation to non-tax deductible items and deferred tax.

(m) Distribution of FHT represents the aggregate of distributions by FH-REIT and FH-BT. The income available for distribution of FHT for the first half ended 31 March 2016 and the period from 14 July 2014 to 31 March 2015 are contributed solely by FH-REIT as FH-BT was dormant during the period. Accordingly, only the income available for distribution of FH-REIT has been included for the purpose of calculating the Distribution per Stapled Security. FHT makes distributions on a semi-annual basis and the distributions are payable by the REIT manager within 90 days from the end of the said semi annual period.

1 (b) (i) Statements of Financial Position

	Note	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
		31 Mar 2016			30 Sep 2015		
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Non-current assets							
Investment properties		1,951,358	1,951,358	-	1,960,393	1,960,393	-
Derivative financial instruments	(a)	1,226	1,226	-	8,631	8,631	-
		1,952,584	1,952,584	-	1,969,024	1,969,024	-
Current assets							
Prepayments		1,693	1,693	-	2,439	2,439	-
Other assets		223	223	-	211	211	-
Trade and other receivables	(b)	8,432	8,432	-	7,529	7,529	-
Derivative financial instruments		517	517	-	196	196	-
Cash and cash equivalents		66,092	66,083	9	52,308	52,298	10
		76,957	76,948	9	62,683	62,673	10
Total assets		**2,029,541**	**2,029,532**	**9**	**2,031,707**	**2,031,697**	**10**
Current liabilities							
Trade and other payables	(c)	19,682	19,680	2	23,967	23,965	2
Deferred income		667	667	-	667	667	-
Derivative financial instruments		294	294	-	484	484	-
Borrowing	(d)	1,128	1,128	-	-	-	-
Income tax payables		3,802	3,802	-	5,410	5,410	-
		25,573	25,571	2	30,528	30,526	2
Non-current liabilities							
Borrowings		791,314	791,314	-	785,003	785,003	-
Rental deposits		20,999	20,999	-	17,099	17,099	-
Deferred income		11,195	11,195	-	10,783	10,783	-
Derivative financial instruments		528	528	-	-	-	-
Deferred tax liabilities		16,052	16,052	-	16,012	16,012	-
		840,088	840,088	-	828,897	828,897	-
Total Liabilities		**865,661**	**865,659**	**2**	**859,425**	**859,423**	**2**
Net assets		**1,163,880**	**1,163,873**	**7**	**1,172,282**	**1,172,274**	**8**
Stapled Securities in issue		1,193,756	1,193,746	10	1,185,539	1,185,529	10
Issue costs		(23,686)	(23,686)	-	(23,686)	(23,686)	-
Revenue reserves		73,190	73,193	(3)	63,280	63,282	(2)
Hedging reserve		(108)	(108)	-	6,599	6,599	-
Foreign currency translation reserve		(79,272)	(79,272)	-	(59,450)	(59,450)	-
Stapled Securityholders' funds		**1,163,880**	**1,163,873**	**7**	**1,172,282**	**1,172,274**	**8**

Footnotes:

(a) Derivative financial instruments relate to fair value of cross currency swap and interest rate swaps entered to hedge FH-REIT's borrowings.

(b) This mainly relates to rental income receivable from master lessees.

(c) This mainly comprise trade creditors (for renovation works in Intercontinental Singapore), GST payable, provision for withholding tax and property tax, accruals for interest expense payable to banks, accruals for professional fees and accruals for REIT manager and property management fee.

(d) Short-term borrowing which is unsecured and drawn from a revolving credit facility to finance the subscription for additional junior bonds issued by Notable Vision Sdn Bhd ("NVSB"). The funds were used by NVSB to replace the carpets in The Westin Kuala Lumpur.

1 b (ii) Aggregate Amount of Borrowings

	FHT		FHT	
	As at 31 Mar 2016		As at 30 Sep 2015	
	Secured	Unsecured	Secured	Unsecured
	S$'000	S$'000	S$'000	S$'000
Amount repayable in one year or less, or on demand	-	1,128[(1)]	-	-
Amount repayable after one year *	31,619[(2)]	759,695[(3)]	30,882[(2)]	754,121[(3)]

* net of transaction costs

Details of borrowings and collateral:

(1) Short-term unsecured facilities drawn from a revolving credit facility of S$20 million, at an interest rate of 1.85% p.a..

(2) The secured borrowing was drawn under the MYR95 million Senior Bond and the interest rate on these borrowings is 4.9% p.a.. The Senior Bond will mature 5 years from 14 July 2014 and is secured by the property, The Westin Kuala Lumpur.

(3) The unsecured borrowings were drawn from (i) S$615 million of Term Loan Facilities with staggered loan maturities of three-year and five-year terms from 14 July 2014, (ii) the JPY2.35 billion Kobe Excellence TMK series 1 Bonds maturing 5 years from 14 July 2014 and (iii) A$117.2 million of Term Loan Facility maturing 3 years from 7 July 2015.

1 (c) Consolidated Cash Flows Statements

	Note	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
		2Q 2016			2Q 2015			1H 2016			1H 2015		
		1 Jan 2016 to 31 Mar 2016			1 Jan 2015 to 31 Mar 2015			1 Oct 2015 to 31 Mar 2016			14 Jul 2014 to 31 Mar 2015 [a]		
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
CASH FLOWS FROM OPERATING ACTIVITIES													
Total return before income tax		11,291	11,291	-	10,168	10,171	(3)	32,994	32,995	(1)	60,674	60,682	(8)
Adjustments for:													
Amortisation of other assets		12	12	-	-	-	-	12	12	-	-	-	-
Amortisation of debt upfront costs		416	416	-	379	379	-	836	836	-	1,098	1,098	-
Finance costs		4,818	4,818	-	3,465	3,465	-	9,598	9,598	-	8,981	8,981	-
Finance income		(65)	(65)	-	(84)	(84)	-	(142)	(142)	-	(169)	(169)	-
Goodwill on acquisition of subsidiaries written off		-	-	-	-	-	-	-	-	-	4,296	4,296	-
Net change in fair value of derivative financial instruments		2,262	2,262	-	3,328	3,328	-	715	715	-	(6,183)	(6,183)	-
Net change in fair value of change in investment properties		-	-	-	-	-	-	-	-	-	(40,320)	(40,320)	-
Other management fee paid and payable in Stapled Securities		673	673	-	329	329	-	1,441	1,441	-	916	916	-
Property management fee paid and payable in Stapled Securities		1,359	1,359	-	1,409	1,409	-	2,910	2,910	-	4,199	4,199	-
REIT Manager's management fee paid and payable in Stapled Securities		1,762	1,762	-	2,120	2,120	-	3,792	3,792	-	5,544	5,544	-
Unrealised (gain)/loss on foreign exchange, net		(64)	(64)	-	1,248	1,248	-	(52)	(52)	-	(28)	(28)	-
Non-capitalisable expenses in relation to assets acquisition and IPO		-	-	-	(130)	(130)	-	-	-	-	27,133	27,133	-
Cash generated from/(used in) operations before working capital changes		**22,464**	**22,464**	**-**	**22,232**	**22,235**	**(3)**	**52,104**	**52,105**	**(1)**	**66,141**	**66,149**	**(8)**
Changes in working capital:													
Prepayments		231	231	-	408	408	-	746	746	-	(1,259)	(1,259)	-
Trade and other receivables		(2,025)	(2,025)	-	45,631	45,631	-	(902)	(902)	-	(9,907)	(9,907)	-
Trade and other payables		(2,956)	(2,955)	(1)	(1,925)	(1,928)	3	(4,493)	(4,493)	-	(26,247)	(26,255)	8
Rental deposits		-	-	-	(33)	(33)	-	4,091	4,091	-	14,644	14,644	-
Deferred income		(642)	(642)	-	(55)	(55)	-	545	545	-	8,823	8,823	-
Cash generated from/(used in) operations		**17,072**	**17,073**	(1)	**66,258**	**66,258**	-	**52,091**	**52,092**	(1)	**52,195**	**52,195**	-
Tax paid		(2,233)	(2,233)	-	(65)	(65)	-	(2,372)	(2,372)	-	(65)	(65)	
Interest income received		65	65	-	84	84	-	142	142	-	169	169	-
Net cash generated from/(used in) operating activities		**14,904**	**14,905**	(1)	**66,277**	**66,277**	-	**49,861**	**49,862**	(1)	**52,299**	**52,299**	-

1 (c) Consolidated Cash Flows Statements (Cont'd)

	Note	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
		2Q 2016			2Q 2015			1H 2016			1H 2015		
		1 Jan 2016 to 31 Mar 2016			1 Jan 2015 to 31 Mar 2015			1 Oct 2015 to 31 Mar 2016			14 Jul 2014 to 31 Mar 2015 [a]		
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
CASH FLOWS FROM INVESTING ACTIVITIES													
Costs incurred on acquisition of investment properties		-	-	-	-	-	-	-	-	-	(25,333)	(25,333)	-
Acquisition of investment properties		-	-	-	-	-	-	-	-	-	(1,526,004)	(1,526,004)	-
Additions to investment properties		(3,999)	(3,999)	-	(388)	(388)	-	(6,041)	(6,041)	-	(1,962)	(1,962)	-
Acquisition of subsidiaries		-	-	-	-	-	-	-	-	-	(107,883)	(107,883)	-
Acquisition of other assets		(24)	(24)	-	-	-	-	(24)	(24)	-	-	-	-
Net cash used in investing activities		**(4,023)**	**(4,023)**	**-**	**(388)**	**(388)**	-	**(6,065)**	**(6,065)**	-	**(1,661,182)**	**(1,661,182)**	-
CASH FLOWS FROM FINANCING ACTIVITIES													
Distribution paid to Stapled Securityholders		-	-	-	-	-	-	(21,539)	(21,539)	-	-	-	-
Finance costs paid		(4,932)	(4,932)	-	(3,454)	(3,454)	-	(9,454)	(9,454)	-	(8,896)	(8,896)	-
Issuance of new Stapled Securities upon IPO		-	-	-	-	-	-	-	-	-	1,049,513	1,049,503	10
Issue expenses in relation to IPO		-	-	-	(9,564)	(9,564)	-	-	-	-	(23,247)	(23,247)	-
Issue expenses in relation to Private Placement		(76)	(76)	-	-	-	-	(165)	(165)	-	-	-	-
Repayment of loan		-	-	-	(45,976)	(45,976)	-	-	-	-	(45,976)	(45,976)	-
Proceeds from borrowings, net of debt upfront costs		1,128	1,128	-	-	-	-	1,128	1,128	-	719,673	719,673	-
Net cash (used in)/generated from financing activities		**(3,880)**	**(3,880)**	-	**(58,994)**	**(58,994)**	-	**(30,030)**	**(30,030)**	-	**1,691,067**	**1,691,057**	10
Net increase/(decrease) in cash and cash equivalents		**7,001**	**7,002**	**(1)**	**6,895**	**6,895**	**-**	**13,766**	**13,767**	**(1)**	**82,184**	**82,174**	**10**
Cash and cash equivalents at beginning of the financial Period		58,806	58,796	10	76,083	76,073	10	52,308	52,298	10	-	-	-
Effect of exchange rate changes on cash and cash equivalents		285	285	-	(224)	(224)	-	18	18	-	570	570	-
Cash and cash equivalents at end of the financial Period		**66,092**	**66,083**	**9**	**82,754**	**82,744**	**10**	**66,092**	**66,083**	**9**	**82,754**	**82,744**	**10**

For the purpose of the consolidated cash flow statement, cash and cash equivalents comprise the following:

	FHT	FH-REIT	FH-BT	FHT	FH-REIT	FH-BT
	1H 2016			1H 2015		
	1 Oct 2015 to 31 Mar 2016			14 Jul 2014 to 31 Mar 2015 [a]		
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Cash and cash equivalent comprise:						
Cash and bank balances	58,026	58,017	9	31,873	31,863	10
Fixed deposits	8,066	8,066	-	50,881	50,881	-
Cash and cash equivalents	**66,092**	**66,083**	**9**	**82,754**	**82,744**	**10**

Footnotes:

(a) Under the Listing Manual, FHT is required to present a comparative statement for the corresponding period of the immediately preceding financial year. As FHT was listed on 14 July 2014 ("Listing Date"), FHT had obtained from the SGX-ST a waiver from reporting its first quarter results for the period from Listing Date till 30 September 2014. Accordingly, only the financial statements for the period from 1 January 2015 to 31 March 2015 are available for comparison. The financial statements for the period from 1 October 2014 to 31 March 2015 are not available for comparison and in lieu thereof, the comparative statement for a longer period from the Listing Date to 31 March 2015 is presented.

1 (d) (i) Statements of Changes in Stapled Securityholders' Funds

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FHT							
At 1 Oct 2015		1,185,539	(23,686)	63,280	6,599	(59,450)	1,172,282
Total return for the Period, net of tax		-	-	20,317	-	-	20,317
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	1,805	-	1,805
Foreign currency translation differences		-	-	-	-	(4,163)	(4,163)
Total comprehensive income for the Period, net of tax		-	-	-	1,805	(4,163)	(2,358)
Contributions by and distributions to Stapled Securityholders							
REIT Manager's management fees paid in Stapled Securities		4,016	-	-	-	-	4,016
Other management fees paid in Stapled Securities		4,201	-	-	-	-	4,201
Distribution to Stapled Securityholders		-	-	(21,539)	-	-	(21,539)
Total contributions by and distributions to Stapled Securityholders		8,217	-	(21,539)	-	-	(13,322)
At 31 Dec 2015		**1,193,756**	**(23,686)**	**62,058**	**8,404**	**(63,613)**	**1,176,919**
Total return for the Period, net of tax		-	-	11,132	-	-	11,132
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	(8,512)	-	(8,512)
Foreign currency translation differences		-	-	-	-	(15,659)	(15,659)
Total comprehensive income for the Period, net of tax		-	-	-	(8,512)	(15,659)	(24,171)
At 31 Mar 2016		**1,193,756**	**(23,686)**	**73,190**	**(108)**	**(79,272)**	**1,163,880**

1 (d) (i) Statements of Changes in Stapled Securityholders' Funds (Cont'd)

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled Securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FHT							
At 14 Jul 2014	**(a)**	-	-	-	-	-	-
Total return for the Period, net of tax		-	-	48,119	-	-	48,119
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	794	-	794
Foreign currency translation differences		-	-	-	-	(44,316)	(44,316)
Total comprehensive income for the Period, net of tax		-	-	-	794	(44,316)	(43,522)
Contributions by and distributions to Stapled Securityholders							
Issuance of new Stapled Securities		1,049,513	-	-	-	-	1,049,513
Issue costs		-	(21,238)	-	-	-	(21,238)
Total contributions by and distributions to Stapled Securityholders		1,049,513	(21,238)	-	-	-	1,028,275
At 31 Dec 2014		**1,049,513**	**(21,238)**	**48,119**	**794**	**(44,316)**	**1,032,872**
Total return for the Period, net of tax		-	-	9,195	-	-	9,195
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	3,373	-	3,373
Foreign currency translation differences		-	-	-	-	(1,118)	(1,118)
Total comprehensive income for the Period, net of tax		-	-	-	3,373	(1,118)	2,255
At 31 Mar 2015		**1,049,513**	**(21,238)**	**57,314**	**4,167**	**(45,434)**	**1,044,322**

1 (d) (i) Statements of Changes in Stapled Securityholders' Funds (Cont'd)

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled Securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FH-REIT							
At 1 Oct 2015		1,185,529	(23,686)	63,282	6,599	(59,450)	1,172,274
Total return for the Period, net of tax		-	-	20,318	-	-	20,318
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	1,805	-	1,805
Foreign currency translation differences		-	-	-	-	(4,163)	(4,163)
Total comprehensive income for the Period, net of tax		-	-	-	1,805	(4,163)	(2,358)
Contributions by and distributions to Stapled Securityholders							
REIT Manager's management fees paid in Stapled Securities		4,016	-	-	-	-	4,016
Other management fees paid in Stapled Securities		4,201	-	-	-	-	4,201
Distribution to Stapled Securityholders		-	-	(21,539)	-	-	(21,539)
Total contributions by and distributions to Stapled Securityholders		8,217	-	(21,539)	-	-	(13,322)
At 31 Dec 2015		**1,193,746**	**(23,686)**	**62,061**	**8,404**	**(63,613)**	**1,176,912**
Total return for the Period, net of tax		-	-	11,132	-	-	11,132
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	(8,512)	-	(8,512)
Foreign currency translation differences		-	-	-	-	(15,659)	(15,659)
Total comprehensive income for the Period, net of tax		-	-	-	(8,512)	(15,659)	(24,171)
At 31 Mar 2016		**1,193,746**	**(23,686)**	**73,193**	**(108)**	**(79,272)**	**1,163,873**

1 (d) (i) Statements of Changes in Stapled Securityholders' Funds (Cont'd)

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled Securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FH-REIT							
At 14 Jul 2014	**(a)**	-	-	-	-	-	-
Total return for the Period, net of tax		-	-	48,124	-	-	48,124
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	794	-	794
Foreign currency translation differences		-	-	-	-	(44,316)	(44,316)
Total comprehensive income for the Period, net of tax		-	-	-	794	(44,316)	(43,522)
Contributions by and distributions to Stapled Securityholders							
Issuance of new Stapled Securities		1,049,503	-	-	-	-	1,049,503
Issue costs		-	(21,238)	-	-	-	(21,238)
Total contributions by and distributions to Stapled Securityholders		1,049,503	(21,238)	-	-	-	1,028,265
At 31 Dec 2014		**1,049,503**	**(21,238)**	**48,124**	**794**	**(44,316)**	**1,032,867**
Total return for the Period, net of tax		-	-	9,198	-	-	9,198
Other comprehensive income							
Fair value change of cash flow hedges		-	-	-	3,373	-	3,373
Foreign currency translation differences		-	-	-	-	(1,118)	(1,118)
Total comprehensive income for the Period, net of tax		-	-	-	3,373	(1,118)	2,255
At 31 Mar 2015		**1,049,503**	**(21,238)**	**57,322**	**4,167**	**(45,434)**	**1,044,320**

1 (d) (i) Statements of Changes in Stapled Securityholders' Funds (Cont'd)

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled Securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FH-BT							
At 1 Oct 2015		10	-	(2)	-	-	8
Total return for the Period, net of tax		-	-	(1)	-	-	(1)
At 31 Dec 2015		**10**	**-**	**(3)**	**-**	**-**	**7**
Total return for the Period, net of tax		-	-	-	-	-	-
At 31 Mar 2016		**10**	**-**	**(3)**	**-**	**-**	**7**

		Attributable to Stapled Securityholders of the Trust					
	Note	Stapled Securities in issue	Issue costs	Revenue reserves	Hedging reserve	Foreign currency translation reserve	Total
		S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
FH-BT							
At 14 Jul 2014	(a)	-	-	-	-	-	-
Total return for the Period, net of tax		-	-	(5)	-	-	(5)
Contributions by and distributions to Stapled Securityholders							
Issuance of new Stapled Securities		10	-	-	-	-	10
Total contributions by and distributions to Stapled Securityholders		10	-	-	-	-	10
At 31 Dec 2014		10	-	(5)	-	-	5
Total return for the Period, net of tax		-	-	(3)	-	-	(3)
At 31 Mar 2015		**10**	**-**	**(8)**	**-**	**-**	**2**

Footnotes:

(a) Under the Listing Manual, FHT is required to present a comparative statement for the corresponding period of the immediately preceding financial year. As FHT was listed on 14 July 2014 ("Listing Date"), FHT had obtained from the SGX-ST a waiver from reporting its first quarter results for the period from Listing Date till 30 September 2014. Accordingly, only the financial statements for the period from 1 January 2015 to 31 March 2015 are available for comparison. The financial statements for the period from 1 October 2014 to 31 March 2015 are not available for comparison and in lieu thereof, the comparative statement for a longer period from the Listing Date to 31 March 2015 is presented.

1 (d) (ii) Details of Changes in Issued and Issuable Stapled Securities

	Note	FHT		FHT	
		2Q 2016	2Q 2015	1H 2016	1H 2015
		1 Jan 2016 to 31 Mar 2016	1 Jan 2015 to 31 Mar 2015	1 Oct 2015 to 31 Mar 2016	14 Jul 2014 to 31 Mar 2015 [(a)]
		No. of Stapled Securities	No. of Stapled Securities	No. of Stapled Securities	No. of Stapled Securities
Balance at beginning of the Period		1,368,026,070	1,192,628,000	1,357,378,521	-
- Issue of new Stapled Securities at the date of prospectus - 30 June 2014		-	-	-	1
- Issue of new Stapled Securities on listing date		-	-	-	1,192,627,999
- As payment of REIT Manager's management fees		-	-	5,244,952	-
- As payment of other management fees		-	-	1,273,230	-
- As payment of property management fees		-	-	4,129,367	-
Issued Stapled Securities at the end of the Period		1,368,026,070	1,192,628,000	1,368,026,070	1,192,628,000
Issuable Stapled Securities					
As payment of REIT Manager's management fee	**(b)**	2,196,269	2,357,155	4,944,341	6,226,125
As payment of other management fee	**(c)**	829,654	364,952	1,869,776	1,028,464
As payment of property management fee	**(b)**	1,742,897	1,561,377	3,842,173	4,710,669
Total issued and issuable Stapled Securities		**1,372,794,890**	**1,196,911,484**	**1,378,682,360**	**1,204,593,258**

Footnotes:

(a) FHT was listed on SGX-ST on 14 July 2014 with the completion of acquisition of the Initial Portfolio on the same date.

(b) This represents 100% of the REIT Manager's management fee and property management fee payable in Stapled Securities.

(c) This represents 100% of the MIT Manager's management fee payable in Stapled Securities.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by the auditor.

3 Where the figures have been audited or reviewed, the auditor's 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.

The accounting policies and methods of computation adopted are consistent with those applied in the audited financial statements for the financial year ended 30 September 2015 except for the adoption of new or revised FRSs that are mandatory for the financial year beginning on or after 1 October 2015. Such adoption has no significant impact on the financial position or performance of FHT for this reporting period.

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.**

There has been no change in the accounting policies and methods of computation adopted by FHT for the current reporting period compared with the audited financial statements as at 30 September 2015, except for the adoption of new or revised FRSs that are mandatory for financial year beginning on or after 1 October 2015. The adoption of these FRSs has no significant impact on the financial position or performance of FHT as at 31 March 2016 and for the quarter ended on that day.

6 **Earnings per Stapled Security ("EPS") and Distribution per Stapled Security ("DPS") for the financial period ended 31 March 2016**

Group earnings per stapled security

		FHT		FHT	
		2Q 2016	2Q 2015	1H 2016	1H 2015
	Note	1 Jan 2016 to 31 Mar 2016	1 Jan 2015 to 31 Mar 2015	1 Oct 2015 to 31 Mar 2016	14 Jul 2014 to 31 Mar 2015 [(a)]
Weighted average number of Stapled Securities in issue	(b)	1,368,026,070	1,192,628,000	1,366,106,020	1,192,628,000
Total return for the Period after tax (S$'000)		11,132	9,195	31,449	57,314
EPS based on weighted average number of Stapled Securities in issue (cents)		0.81	0.77	2.30	4.81

Footnotes:

(a) Under the Listing Manual, FHT is required to present a comparative statement for the corresponding period of the immediately preceding financial year. As FHT was listed on 14 July 2014 ("Listing Date"), FHT had obtained from the SGX-ST a waiver from reporting its first quarter results for the period from Listing Date till 30 September 2014. Accordingly, only the financial statements for the period from 1 January 2015 to 31 March 2015 are available for comparison. The financial statements for the period from 1 October 2014 to 31 March 2015 are not available for comparison and in lieu thereof, the comparative statement for a longer period from the Listing Date to 31 March 2015 is presented.

(b) The weighted average number of Stapled Securities is weighted for units 2Q 2016, 2Q 2015, 1H 2016 and 1H 2015, respectively. The diluted EPS is the same as basic EPS as no dilutive instruments were in issue during the reported periods.

6 Earnings per Stapled Security ("EPS") and Distribution per Stapled Security ("DPS") for the financial period ended 31 March 2016 (Cont'd)

Group distribution per stapled security

		FHT		FHT	
		2Q 2016	2Q 2015	1H 2016	1H 2015
	Note	1 Jan 2016 to 31 Mar 2016	1 Jan 2015 to 31 Mar 2015	1 Oct 2015 to 31 Mar 2016	14 Jul 2014 to 31 Mar 2015 [(a)]
Total number of issued and issuable Stapled Securities at end of Period	(b)	1,378,682,360	1,204,593,258	1,378,682,360	1,204,593,258
Distribution to Stapled Securityholders (S$'000)		18,383	16,630	42,059	44,469
DPS based on the total number of Stapled Securities entitled to distribution (cents)		1.3274	1.38	3.0506	3.69

Footnotes:

(a) FHT was listed on SGX-ST on 14 July 2014 with the completion of acquisition of the Initial Portfolio on the same date.

(b) The computation of DPS for the periods are based on the number of Stapled Securities entitled to distribution. This comprises:

(i) The number of Stapled Securities in issue as at 31 March 2016 and 31 March 2015 of 1,368,026,070 and 1,192,628,000 respectively; and

(ii) The estimated number of Stapled Securities to be issued to the Asset Manager, MIT Manager and Property Manager as consideration for Asset Manager's management fee, MIT Manager management fee and property management fee payable for the period from 1 October 2015 to 31 March 2016 and for the period from 14 July 2014 to 31 March 2015 of 10,656,290 and 11,965,258 (as reflected in the results announcement on 30 April 2015), respectively.

** As provided for in the Trust Deed dated 12 June 2014 constituting FH-REIT (the "Trust Deed"), the price of a Stapled Security issued shall be computed based on the volume weighted average price of a Stapled Security for the last ten business days immediately preceding the relevant financial period of which the fees accrues.

FHT makes distributions on a semi-annual basis and the distributions are payable by the REIT Manager within 90 days from the end of the said semi-annual period.

7 (i) **Group net asset value ("NAV") per stapled security based on stapled securities in issue at the end of the period**

	FHT	
	As at 31 Mar 2016	**As at 30 Sep 2015**
Number of Stapled Securities issued at end of the Period	1,368,026,070	1,357,378,521
Net asset value (S$'000)	1,163,880	1,172,282
Net asset value per stapled security (cents)	85.08	86.36

(ii) **Group net tangible asset ("NTA") per stapled security based on stapled securities in issue at the end of the period**

	FHT	
	As at 31 Mar 2016	**As at 30 Sep 2015**
Number of Stapled Securities issued at end of the Period	1,368,026,070	1,357,378,521
Net tangible asset (S$'000)	1,163,880	1,172,282
Net tangible asset value per stapled security (cents)	85.08	86.36

8 Review of performance

(a) 2Q 2016 VS 2Q 2015

		Master lease - Gross Operating Revenue		
		2Q 2016	2Q 2015	
		1 Jan 2016 to 31 Mar 2016	1 Jan 2015 to 31 Mar 2015	Change
		LC$'000	LC$'000	%
Singapore	SGD	21,719	22,482	(3.4)
Malaysia	MYR	21,296	22,955	(7.2)
Japan	JPY	1,503,516	1,454,890	3.3
Australia	AUD	22,407	9,688	131.3
United Kingdom	GBP	4,523	4,896	(7.6)

		Master lease - Gross Operating Profit		
		2Q 2016	2Q 2015	
		1 Jan 2016 to 31 Mar 2016	1 Jan 2015 to 31 Mar 2015	Change
		LC$'000	LC$'000	%
Singapore	SGD	9,064	9,936	(8.8)
Malaysia	MYR	6,516	7,003	(7.0)
Japan	JPY	359,934	311,733	15.5
Australia	AUD	9,538	4,879	95.5
United Kingdom	GBP	2,166	2,605	(16.9)

Operational Performance

(a) Review of performance for 2Q 2016 compared to 2Q 2015

For the financial quarter ended 31 March 2016 ("2Q FY2016"), Gross Revenue ("GR") increased by 12.5% to $27.0 million while Net Property Income ("NPI") grew 17.3% to $22.2 million compared to same quarter last year ("2Q FY2015"). Distributable Income ("DI") rose 10.5% to S$18.4 million. With an enlarged Stapled Security base, Distribution Per Stapled Security ("DPS") was 1.33 cents, 3.6% lower year-on-year ("yoy").

In 2Q FY2016, Sydney continued to benefit from strong corporate demand and a busy events calendar that supported both international and domestic tourism. As a result, FHT's Australia portfolio recorded strong performance on the back of higher Average Daily Rate ("ADR") and stable occupancy at above the 90% levels. The portfolio achieved Gross Operating Revenue ("GOR") and Gross Operating Profit ("GOP") growth of 131.3% and 95.5% respectively due largely to the addition of Sofitel Sydney Wentworth.

GOR and GOP of the Singapore portfolio were 3.4% and 8.8% lower than 2Q FY2015 respectively. Fraser Suites Singapore recorded higher Revenue per Available Room ("RevPAR") on the back of higher occupancy in 2Q FY2016. On the other hand, performance of the InterContinental Singapore was affected by renovation works which were completed in end-February 2016, and lower food and beverage ("F&B") revenue due to business disruption during renovation.

The UK portfolio recorded a decline in GOR and GOP by 7.6% and 16.9% respectively compared to 2Q FY2015. The performance of the London properties remained weak as the Paris incidents resulted in heightened security concerns and reduced travel demand from the leisure segment over the winter season. A weak banking sector, reduced demand from the oil and gas industry and concerns over Brexit have also affected demand from the corporate sector.

In Japan, ANA Crowne Plaza Kobe continued its strong performance in 2Q FY2016, with GOR and GOP improving by 3.3% and 15.5% respectively. In the face of continued strong demand, the hotel prioritised ADR growth over occupancy growth, resulting in higher RevPAR.

In Malaysia, GOR and GOP of The Westin Kuala Lumpur were 7.2% and 7.0% lower than 2Q FY2015 respectively. While the hotel was able to maintain a stable RevPAR yoy despite continued weakness in the oil and gas industry and reduced flights into Kuala Lumpur by major European airlines, revenue from F&B outlets, conferences and events was down yoy owing to weak business and consumer sentiments.

8 Review of performance (Cont'd)

(b) 1H 2016 VS 1H 2015

Gross operating revenue and gross operating profit for 1H 2016 were based on a period of 183 days compared to 1H 2015 of 261 days

		Master lease - Gross Operating Revenue			
		1H 2016	1H 2015		Change
		1 Oct 2015 to 31 Mar 2016	14 Jul 2014 to 31 Mar 2015 [a]	Prorated to 183 days [b]	
		LC$'000	LC$'000	LC$'000	%
Singapore	SGD	42,545	67,909	46,923	(9.3)
Malaysia	MYR	47,931	67,718	47,038	1.9
Japan	JPY	3,327,352	4,340,642	3,007,458	10.6
Australia	AUD	47,459	25,992	18,460	157.1
United Kingdom	GBP	10,573	16,998	11,407	(7.3)

		Master lease - Gross Operating Profit			
		1H 2016	1H 2015		Change
		1 Oct 2015 to 31 Mar 2016	14 Jul 2014 to 31 Mar 2015 [a]	Prorated to 183 days [b]	
		LC$'000	LC$'000	LC$'000	%
Singapore	SGD	17,200	29,392	20,403	(15.7)
Malaysia	MYR	16,197	23,783	16,031	1.0
Japan	JPY	898,149	1,104,953	738,494	21.6
Australia	AUD	20,890	12,581	9,023	131.5
United Kingdom	GBP	5,622	9,579	6,357	(11.6)

Footnotes:

(a) The acquisition of the Initial Portfolio of FHT was completed on Listing Date which was the day it was listed on the SGX-ST.

(b) The results of 1H 2015 presented and announced by FHT on 30 April 2015 were from the period from 14 July 2014 to 31 March 2015 which involves 261 days of operations. For a more meaningful comparison with the 1H 2016 results, the 1H 2015 results are comprised of the prorated figures for Q1 2015 (from 171 days to 92 days) and the results from 2Q 2015. The resultant 1H 2015 figures are only for comparative purposes and do not represent the actual results of any specific 183-day period.

Operational Performance

(b) Review of performance for 1H 2016 compared to 1H 2015

For the financial period under review from 1 October 2015 to 31 March 2016 ("1H FY2016"), GR increased 14.5% to S$58.4 million and NPI improved 17.1% to S$48.6 million compared to corresponding period last year (1H FY2015). DI rose 17.3% to S$42.1 million while DPS grew 2.3% to 3.05 cents.

In 1H FY2016, the Australia portfolio, with the addition of Sofitel Sydney Wentworth, continued to achieve robust performance. GOR and GOP grew 157.1% and 131.5% yoy respectively. The strong performance was attributed to the continued growth in international corporate and leisure demands in Sydney, which is the key gateway city of Australia.

The Singapore portfolio saw a yoy decline in GOR and GOP of 9.3% and 15.7% respectively. Fraser Suites Singapore held up its performance with high occupancy while the performance of InterContinental Singapore was affected by renovation works and lower F&B revenue.

8 **Review of performance (Cont'd)**

Operational Performance (Cont'd)

(b) Review of performance for 1H 2016 compared to 1H 2015 (Cont'd)

The UK portfolio recorded a drop in GOR and GOP of 7.3% and 11.6% respectively compared to 1H FY2015. The performance of the London properties weakened considerably yoy with lower demand from both leisure and corporate segments. Business sentiment has weakened with Brexit concerns that affected the financial sector, while demand from the oil and gas industry remained weak and leisure business over the winter season was affected by heightened security concerns in key gateway cities in Europe.

The Japan property continued to record strong growth of 10.6% and 21.6% in GOR and GOP respectively. The better performance was attributed to the peak months of October and November 2015 resulting in ADR growth.

GOR and GOP of The Westin Kuala Lumpur rose 1.9% and 1.0% respectively in 1H FY2016. The hospitality market in Kuala Lumpur continued to be challenging on the back of an underperforming oil and gas sector and reduced flights into KL by major European airlines as well as softer consumer spending.

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

No forecast or prospect statement has been previously disclosed.

10 **Commentary on the significant trends and 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**

Australia welcomed 7.4 million international visitors in 2015, an 8.2% increase from a year ago. Chinese visitors became the fastest growing major source market for the country, hitting 1 million for the first time in November last year[1]. The outlook for tourism remains strong, underpinned by further growth in Chinese visitors to Australia. In Sydney, high occupancy and growth in RevPAR for hotels are expected as the city continues to appeal to both corporate and leisure travellers[2].

For 2016, growth in the Singapore tourism industry is likely to be slow due to global economic uncertainties and the soft Singapore economy. The Singapore Tourism Board has forecasted visitor arrivals of 15.2 million to 15.7 million, a zero to 3% growth from last year while tourism receipts are likely to be stable, growing by zero to 2%. While visitor arrivals for January-February this year grew 12.3% yoy to 2.7 million, a cautionary outlook for hospitality remains.

In 2015, the number of inbound visitors to the UK rose 4% to 35.8 million. It grew 6% to 2.5 million in January 2016[3]. While London was one of the best performing cities in 2015 with occupancy at around 80%, the ripple effect following the Paris and Brussels incidents continues to weigh on demand for travel. The prospect of UK Brexit has weakened the Sterling and added uncertainty to the near-term economic outlook. In Scotland, Edinburgh looks to continue capitalising on the strength of Scottish tourism[4].

In Japan, the number of foreign visitors hit a record high of 19.7 million in 2015, up 47.3% yoy. This prompted the government to revise its target twice to 40 million visitors by the year 2020. The uptrend shows no signs of abating as tourist arrivals for the first two months this year rose 43.7% compared to the same period last year[5]. Kobe continues to enjoy the over flow traffic from Osaka and is set to benefit from the new Kansai airport extension for low cost carriers which is expected to be ready by 2017.

Malaysia saw lower visitor arrivals of 25.7 million last year. Despite the 6.3% drop yoy, Tourism Malaysia has maintained its target to achieve 30.5 million tourists and generate MYR103 billion in tourist receipts this year. In view of the weak outlook for the oil and gas sector and economic uncertainty, coupled with an increasing room supply in Kuala Lumpur this year, the hospitality environment is expected to remain challenging, with continued pressure on rates and occupancy.

[1] Tourism Australia

[2] Deloitte Access Economics "Tourism and Hotel Market Outlook 2016", February 2016.

[3] Visit Britain

[4] JLL Hotel Intelligence, Mar 2016

[5] The Japan Times online "Japan doubles overseas tourist target for 2020", 30 Mar 2016

11 Distributions

(a) Current financial period

Any distribution declared for the current financial period?	Yes.
Name of Distribution	(i) Distribution for period from 1 October 2015 to 31 March 2016.
Distribution Type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution Rate	(i) Distribution for period from 1 October 2015 to 31 March 2016

	Cents (Per Stapled Security)
(a) Taxable income distribution	0.6899
(b) Tax-exempt income distribution	0.1752
(c) Capital distribution	2.1855
	3.0506

Tax Rate

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

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

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 Stapled Securityholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted at source from such distribution. The tax-exempt income relates to the net taxed income top-up received by FH-REIT.

Capital distribution
The Capital Distribution represents a return of capital to Stapled Securityholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Stapled Securityholders who are liable to Singapore income tax on profits from sale of Stapled Securities, the amount of Capital Distribution will be applied to reduce the cost base of their Stapled Securities for Singapore income tax purposes.

11 Distributions (Cont'd)

(b) Corresponding period of the immediately preceding financial year

Any distribution declared for the corresponding period of the immediately preceding financial period?

Distribution for period from 14 July 2014 to 31 March 2015

	Cents (Per Stapled Security)
(a) Taxable income distribution	1.50
(b) Tax-exempt income distribution	0.02
(c) Capital distribution	2.17
	3.69

(c) Date payable

29 June 2016

(d) Books closure date

10 May 2016

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

Refer to paragraph 11.

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

FHT did not obtain a general mandate from Stapled Securityholders for IPTs.

14 Use of proceeds

Following the announcement made on 28 January 2016, the remaining proceeds from private placement of approximately S$0.3 million remains unutilised as at 31 March 2016.

15 Additional information - FHT's interests in Australia Urban Land Trust Estate

Australia's foreign investment regime was substantially re-written and amended on and from 1 December 2015.

Notifiable actions (ie, mandatory notification)

Investors who are "foreign persons"[i] that acquire Stapled Securities are required under the Australian Foreign Acquisitions and Takeovers Act 1975 ("FATA") or the Australian Government's Foreign Investment Policy to notify and receive a prior statement of no objection ("FIRB Clearance") of their investment in FHT under Australia's foreign investment regime from the Australian Treasurer through the Foreign Investment Review Board if any of the circumstances set out below apply at the time the Stapled Securities are acquired:

(a) if either FH-REIT or FH-BT is considered to be an "Australian Land Trust"[ii] ("ALT") at the time of acquisition, all foreign persons acquiring Stapled Securities (including existing holders of Stapled Securities acquiring additional Stapled Securities) will require FIRB Clearance unless an exemption applies (see below); and

(b) any investor that is a Foreign Government Investor[iii] acquiring a "direct interest"[iv] in FHT will require FIRB Clearance at the time of acquisition, regardless of whether FH-REIT or FH-BT is considered to be an ALT or whether FHT has gross Australian assets in excess of AUD252.0million.

Exemptions from ALT requirements

The FATA, as recently amended, contains two relevant exemptions from the requirement to obtain FIRB Clearance that would otherwise apply if FH-REIT or FH-BT was considered to be an ALT:

(a) the relevant person's interest in FH-REIT or FH-BT would be valued in excess of a specified threshold prescribed under the FATA (at the date of this announcement, the threshold prescribed under the FATA is AUD252.0m, unless the ALT has 'sensitive' land holdings, in which case the threshold is AUD55.0m)[v]; and

(b) the relevant person, together with associates, is acquiring an interest of 10% or more in FHT and will be in a position to influence or participate in the central management and control of the land entity or to influence, participate in or determine the policy of the land entity. [vi]

Significant actions (ie, voluntary notification)

If FHT has gross Australian assets in excess of a specified threshold prescribed under the FATA (as at the date of this announcement, the threshold prescribed under the FATA is AUD252.0 million for most private foreign investors)[vii] at the time of acquisition, all investors (i) who are foreign persons and (ii) who are acquiring a Substantial Interest in FHT or have a Substantial Interest[viii] and increase their holding, should note that, while prior notification and FIRB Clearance are not required, the Australian Treasurer still has the power to make adverse orders under the FATA if such transaction is considered to be contrary to Australia's national interest.[ix] In such case, it may be prudent for an Investor to seek FIRB Clearance on a voluntary basis.

As at 31 March 2016, the value of the Australian assets comprised in FH-REIT's portfolio is 20.80% of the total asset value of FH-REIT. FH-BT was dormant as at 31 March 2016. Consequently, FHT is not considered to be an ALT.

As at 31 March 2016, FHT has gross Australian assets of approximately AUD409.7 million, which is above AUD252.0 million.

Any Investor acquiring Stapled Securities on the secondary market should seek their own advice on the FIRB requirements as they pertain to their specific circumstances.

15 ***Additional information - FHT's interests in Australia Urban Land Trust Estate (Cont'd)***

i A "foreign person" is now defined as:

- an individual not ordinarily resident in Australia; or
- a corporation in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest; or
- a corporation in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest; or
- the trustee of a trust in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest; or
- the trustee of a trust in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest; or
- a foreign government; or
- any other person, or any other person that meets the conditions, prescribed by the regulations.

[ii] Previously, this was an "Australian Urban Land Trust Estate". An ALT is similarly defined, being a unit trust in which the value of interests in Australian land exceeds 50% of the value of the total assets of the unit trust.

[iii] A 'foreign government investor' is now defined to mean:

- a foreign government or separate government entity;
- a corporation or trustee of a trust in which:
  - a foreign government or separate government entity, alone or together with one or more associates, holds a substantial interest (that is, an interest of at least 20 per cent); or
  - foreign governments or separate government entities of more than one foreign country (or parts of more than one foreign country), together with any one or more associates, hold an aggregate substantial interest (that is, an interest of at least 40 per cent);
- a general partner of a limited partnership in which:
  - a foreign government or separate government entity, alone or together with one or more associates, holds an interest of at least 20 per cent; or
  - foreign governments or separate government entities of more than one foreign country (or parts of more than one foreign country), together with any one or more associates, hold an aggregate interest of 40 per cent or more;
- a corporation, trustee or general partner of a kind described above.

iv A 'direct interest' is now defined to mean:

- an interest of at least 10 per cent in the entity or business, or
- an interest of at least 5 per cent in the entity or business if the person who acquires the interest has entered a legal arrangement relating to the businesses of the person and the entity or business, or
- an interest of any percentage in the entity or business if the person who has acquired the interest is in a position to:
  - participate or influence the central management and control of the entity or business; or
  - influence, participate or determine the policy of the entity or business.

[v] This is a new exemption that was introduced into the FATA on and from 1 December 2015 and applies in respect of ALTs that have predominantly developed commercial real estate portfolios (ie, less than 10% residential or vacant commercial land). Previously, there was no applicable monetary threshold. FIRB has also confirmed that it is the value of the interest being acquired, rather than the value of the underlying land that is determinative for the purposes of this exemption. The concept of 'sensitive' land is broad and includes mines and critical infrastructure (for example, an airport or port).

[vi] This exemption reflects the 'passive investor administrative exemption' that was previously available, and applies where an ALT is listed on an official stock exchange (whether in Australia or not).

[vii] A higher threshold of AUD1,094.0 million applies to foreign persons that are enterprises from the United States, New Zealand, Chile, Japan, South Korea or the People's Republic of China.

[viii] A person holds a 'substantial interest' in a trust if the person together with any one or more associates, holds a beneficial interest in at least 20% of the income or property of the trust. Before 1 December 2015, the threshold was 15%.

[ix] Previously, such an acquisition would have been captured by the mandatory notification regime; it is now captured only by the voluntary notification regime.

16 **Confirmation that Frasers Hospitality Asset Management Pte Ltd ("FHAMPL"), as manager of Frasers Hospitality Real Estate Investment Trust ("FH-REIT") and Frasers Hospitality Trust Management Pte Ltd ("FHTMPL"), as trustee-manager of Frasers Hospitality Business Trust ("FH-BT") have procured undertakings from all their directors and executive officers (in the format set out in Appendix 7.7) under Rule 720(1).**

FHAMPL, as manager of FH-REIT, and FHTMPL, as trustee-manager of FH-BT, confirm that they have procured undertakings from all their Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

17 **Directors' Confirmation**

Confirmation by Directors pursuant to clause 705(5) of the Listing Manual of SGX-ST.

We confirm that to the best of our knowledge, nothing has come to the attention of the Board of Directors of Frasers Hospitality Asset Management Pte. Ltd. ("FHAMPL") (as manager of FH-REIT) and Frasers Hospitality Trust Management Pte. Ltd. ("FHTMPL") (as trustee-manager of FH-BT) which may render these financial results for the period from 1 October 2015 to 31 March 2016 to be false or misleading, in any material respect.

For and on behalf of the Board of Directors of
Frasers Hospitality Asset Management Pte. Ltd.
Frasers Hospitality Trust Management Pte. Ltd.

Law Song Keng
Director

Choe Peng Sum
Director

IMPORTANT NOTICE

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differs 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 average daily room rates and occupancy, 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 the Stapled Securities and the income derived from them, may fall as well as rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the REIT Manager, the Trustee-Manager or any of its affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that holders of Stapled Securities may only deal in their Stapled Securities through trading on SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

The past performance of FHT is not necessarily indicative of the future performance of FHT.

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

BY ORDER OF THE BOARD

Frasers Hospitality Asset Management Pte. Ltd.
(Company registration no. 201331351D)
As Manager of Frasers Hospitality Real Estate Investment Trust

Frasers Hospitality Trust Management Pte. Ltd.
(Company registration no. 201401270M)
As Trustee Manager of Frasers Hospitality Business Trust

Piya Treruangrachada
Company Secretary
29 April 2016