

**FHT AT A GLANCE**

<b>Listing Date</b>	14 July 2014
<b>IPO Offer Price</b>	S\$0.88
<b>Initial Portfolio Value</b>	S\$1,666.5 million <sup>1</sup>
<b>Financial Year End</b>	30 September
<b>Distribution Payment</b>	Semi-annual
<b>Sponsor</b>	Frasers Centrepoint Limited ("FCL")
<b>Strategic Partner</b>	The TCC Group
<b>Sponsor Stake</b>	22%
<b>Strategic Partner Stake</b>	40%-43%, subject to greenshoe
<b>REIT Manager</b>	Frasers Hospitality Asset Management Pte. Ltd. (a wholly owned subsidiary of the Sponsor)

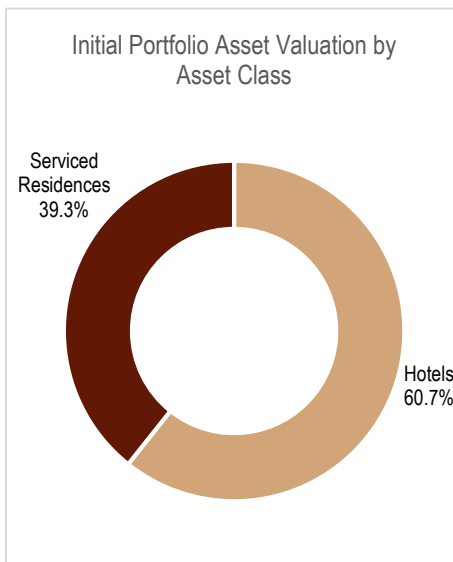
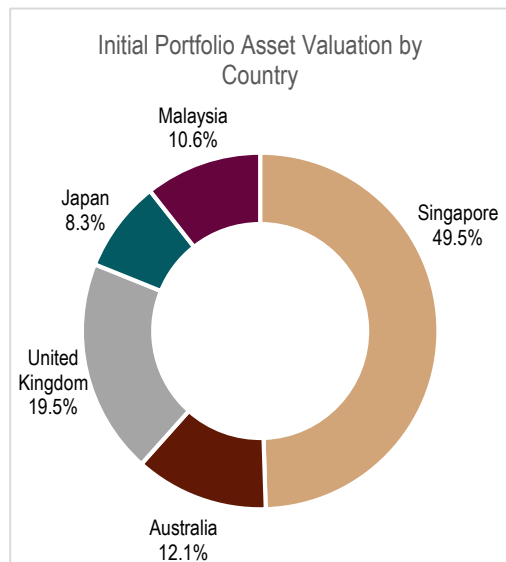
<sup>1</sup> The Initial Portfolio is valued at an aggregate of approximately S\$1,666.5 million, based on the higher of the two independent appraisal values for the Properties and exchange rates of AUD/SGD: 1.17670 | GBP/SGD: 2.12775 | JPY/SGD: 0.01229 | MYR/SGD: 0.38873

**INVESTMENT HIGHLIGHTS**

- ✓ Quality assets in prime locations within key gateway cities
- ✓ Geographically diversified and balanced portfolio
- ✓ Acquisition pipeline of 18 properties from Sponsor, Frasers Centrepoint Limited, and from Strategic Partner, the TCC Group<sup>5</sup>
- ✓ Positioned to benefit from favourable hospitality sector fundamentals
- ✓ Independent platform provides full flexibility and access to globally renowned hotel operators
- ✓ Experienced board and management team with proven track record
- ✓ Downside protection through master lease arrangements supported by the Sponsor's Corporate Guarantee
- ✓ Upside potential from future rental growth
- ✓ Committed and reputable Sponsor, Frasers Centrepoint Limited, and Strategic Partner, the TCC Group

<sup>5</sup> The REIT Trustee and the Trustee-Manager have been granted a right of first refusal by FCL (the "Sponsor ROFR") and a right of first refusal by the ultimate controlling shareholders of the TCC Group (the "TCC ROFR"), which will provide FHT with access to future acquisition opportunities of income-producing properties located anywhere in the world except Thailand, which are primarily used for hospitality purposes. Refer to Appendix for more details

**BALANCED AND DIVERSIFIED PORTFOLIO**



**OVERVIEW**

Frasers Hospitality Trust ("FHT") is the first global hotel and serviced residence trust to be listed in Singapore, comprising Frasers Hospitality Real Estate Investment Trust ("FH-REIT") and Frasers Hospitality Business Trust ("FH-BT").

FHT provides investors exposure to one of the largest global hospitality portfolios<sup>2</sup> comprising hotels and serviced residences. Sponsored by Frasers Centrepoint Limited ("FCL"), FHT is established with the principal investment strategy of investing on a long-term basis, directly or indirectly, in a diversified portfolio of income-producing real estate located anywhere in the world<sup>3</sup>, used primarily for hospitality purposes.

FHT's geographically diversified Initial Portfolio consists of 12 quality properties with a total of 2,770<sup>4</sup> rooms in prime locations within key gateway cities across Asia, Australia, and the United Kingdom.

<sup>2</sup> By number of rooms

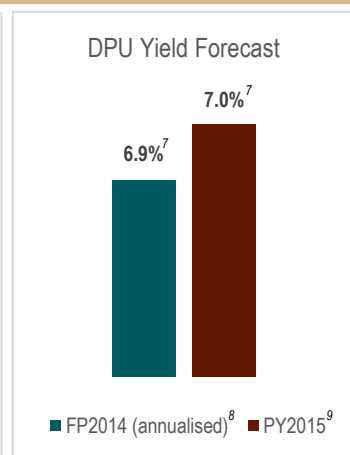
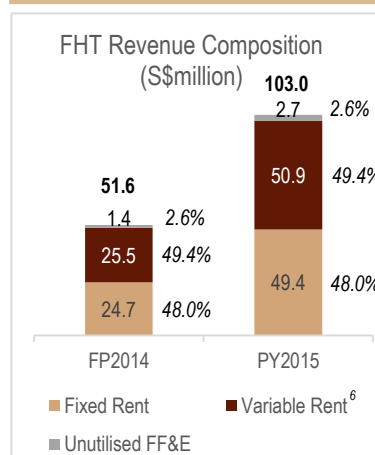
<sup>3</sup> Except Thailand

<sup>4</sup> Collectively 1,928 hotel rooms and 842 serviced residence units

**INITIAL PORTFOLIO** (Refer to Appendix for more details)

- ✓ 12 quality assets (6 serviced residences + 6 hotels)
- ✓ Located across 7 key gateway cities
- ✓ 2,770 rooms in total

**KEY FINANCIAL HIGHLIGHTS**



<sup>6</sup> Variable Rent – Variable Rent is pegged to GOR and GOP.

<sup>7</sup> The forecast yield for Forecast Period 2014 is prepared on an annualised basis. The forecast and projected yields are calculated based on the Offering Price of S\$0.88, together with the accompanying assumptions in the Prospectus. Such yields will vary accordingly for investors who purchase Stapled Securities in the secondary market at a market price that differs from the Offering Price

<sup>8</sup> FP2014 – Forecast Period 2014 is defined as the financial period from 1 April 2014 to 30 September 2014


<sup>9</sup> PY2015 – Projection Year 2015 is defined as the full financial year between 1 October 2014 and 30 September 2015

**INVESTOR RELATIONS CONTACT**

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**APPENDIX**

**INITIAL PORTFOLIO**

<p><b>Singapore</b></p>  <p><b>InterContinental Singapore</b> Hotel 406 rooms</p>	<p><b>Singapore</b></p>  <p><b>Fraser Suites Singapore</b> Serviced Residence 255 units</p>	<p><b>Kuala Lumpur</b></p>  <p><b>The Westin Kuala Lumpur</b> Hotel 443 rooms</p>	<p><b>Kobe</b></p>  <p><b>ANA Crowne Plaza Kobe</b> Hotel 593 rooms</p>
<p><b>Sydney</b></p>  <p><b>Fraser Suites Sydney</b> Serviced Residence 201 units</p>	<p><b>Sydney</b></p>  <p><b>Novotel Rockford Darling Harbour</b> Hotel 230 rooms</p>	<p><b>Glasgow</b></p>  <p><b>Fraser Suites Glasgow</b> Serviced Residence 98 units</p>	<p><b>Edinburgh</b></p>  <p><b>Fraser Suites Edinburgh</b> Serviced Residence 75 units</p>
<p><b>London</b></p>  <p><b>Fraser Suites Queens Gate, London</b> Serviced Residence 105 units</p>	<p><b>London</b></p>  <p><b>Best Western Cromwell London</b> Hotel 85 rooms</p>	<p><b>London</b></p>  <p><b>Park International London</b> Hotel 171 rooms</p>	<p><b>London</b></p>  <p><b>Fraser Place Canary Wharf, London</b> Serviced Residence 108 units</p>

**ROFR PROPERTIES**

<b>Asia</b>	<ul style="list-style-type: none"> <li>✓ Capri by Fraser, Changi City, Singapore<sup>10</sup></li> <li>✓ Fraser Place Robertson Walk, Singapore</li> <li>✓ Fraser Place Manila, Philippines</li> <li>✓ Fraser Suites Beijing, China</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fraser Residence Sudirman Jakarta, Indonesia</li> <li>✓ Le Meridien Angkor, Siem Reap, Cambodia</li> <li>✓ Crowne Plaza Hotel, Kunming, China<sup>11</sup></li> <li>✓ Holiday Inn Hotel, Kunming, China<sup>11</sup></li> </ul>
<b>Australia</b>	<ul style="list-style-type: none"> <li>✓ Sofitel Sydney Wentworth, Australia</li> <li>✓ InterContinental, Adelaide, Australia</li> <li>✓ Hyatt Hotel Canberra, Australia</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fraser Place Melbourne, Australia</li> <li>✓ Capri by Fraser, Brisbane, Australia<sup>11</sup></li> <li>✓ Fraser Suites Perth, Australia</li> </ul>
<b>Europe</b>	<ul style="list-style-type: none"> <li>✓ Capri by Fraser, Frankfurt, Germany<sup>11</sup></li> <li>✓ Capri by Fraser, Barcelona, Spain<sup>11</sup></li> </ul>	<ul style="list-style-type: none"> <li>✓ Fraser Suites Kensington, London, UK</li> </ul>
<b>United States of America</b>	<ul style="list-style-type: none"> <li>✓ Plaza Athenee, New York, USA</li> </ul>	

<sup>10</sup> Owned by Ascendas Frasers Pte Ltd, a 50:50 joint venture between Ascendas Land (Singapore) and Frasers Centrepoint Limited. Frasers Centrepoint Limited has been granted a right of first refusal over the hotel by the joint venture company Ascendas Frasers Pre Ltd.

<sup>11</sup> Properties currently under development or refurbishment

**IN SUMMARY**

<b>INITIAL PORTFOLIO</b>	12 properties	7 cities	2,770 rooms/units
<b>ROFR PORTFOLIO</b>	18 properties	16 cities	3,957 rooms/units

**IMPORTANT NOTICE**

Terms defined or used in the Prospectus (as defined herein) shall have the same meanings when used herein.

This fact sheet is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for stapled securities in FHT (the "Stapled Securities"). This fact sheet is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus dated 30 June 2014 in relation to the initial public offering (the "Offering") of the Stapled Securities, lodged with and registered by the Monetary Authority of Singapore.

The Offering is made by Frasers Hospitality Asset Management Pte. Ltd., as manager of FH-REIT, and Frasers Hospitality Trust Management Pte. Ltd., as trustee-manager of FH-BT (collectively, the "Managers"). Anyone wishing to subscribe for or purchase the Stapled Securities will need to make an application in the manner set out in the Prospectus. During the Offering period, copies of the Prospectus may be obtained on request, subject to availability, during office hours, from DBS Bank Ltd., at 12 Marina Boulevard Level 46, DBS Asia Central @ Marina Bay Financial Centre Tower 3, Singapore 018982, Morgan Stanley Asia (Singapore) Pte., at 23 Church Street, #16-01 Capital Square, Singapore 049481, Standard Chartered Securities (Singapore) Pte. Limited, at 8 Marina Boulevard Level, #19-01 Marina Bay Financial Centre Tower 1, Singapore 018981, United Overseas Bank Limited, at 80 Raffles Place, UOB Plaza, Singapore 048624 and, where applicable, from certain members of the Association of Banks in Singapore, members of Singapore Exchange Securities Trading Limited (the "SGX-ST") as well as merchant banks in Singapore. A copy of the Prospectus will also be available on the SGX-ST website: <http://www.sgx.com>.

The value of the Stapled Securities and the income derived from them may fall or rise. The Stapled Securities are not obligations, or deposits in, or guaranteed by the Managers, The Trust Company (Asia) Limited (as trustee of FH-REIT), the Sponsor, the Sole Global Coordinator and Issue Manager or the Joint Bookrunners and Underwriters. An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. The holders of the Stapled Securities (the "Stapled Securityholders") have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This fact sheet may contain forward-looking statements that involve assumptions, 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. Predictions, projections or forecasts of the economy or economic trends of the market are not necessarily indicative of the future or likely performance of FHT. The forecast financial performance of FHT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers' current view of future events. A potential investor should read the Prospectus for further details of the forecasts and projections and to consider the assumptions used and make their own assessment of the future performance of FHT before deciding whether to subscribe for or purchase the Stapled Securities.

This fact sheet is not an offer of securities for sale in the United States or elsewhere. The Stapled Securities are not being registered under the US Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold in the United States unless registered under the Securities Act or pursuant to an exemption from such registration. There will be no public offering of the Stapled Securities in the United States.

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