

Fraser's Hospitality Trust

Financial Statements Announcement For The Second Quarter Ended 31 March 2015

Fraser's Hospitality Trust ("FHT") is a stapled group comprising Fraser's Hospitality Real Estate Investment Trust ("FH-REIT") and Fraser's Hospitality Business Trust ("FH-BT"). 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 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 12 properties, six hotels (the "Hotels") and six serviced residences (the "Serviced Residences", and together with the Hotels, the "Properties"), with a total of 1,928 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 |
| 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 | | 1,928 |

| 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-REIT's first distribution after the Listing Date will be for the period from the Listing Date to 31 March 2015 and will be paid on or before 29 June 2015.

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 Consolidated Statements of Comprehensive Income for the Second Quarter Ended 31 March 2015

| | FHT | FH-REIT | FH-BT | FHT | FH-REIT | FH-BT |
|--|--|----------------|------------|---|-----------------|------------|
| Note | 1 Jan 2015 to 31 Mar 2015 ^(a) | | | 14 Jul 2014 to 31 Mar 2015 ^(a) | | |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Master lease rental | 24,016 | 24,016 | - | 74,197 | 74,197 | - |
| Gross Revenue | 24,016 | 24,016 | - | 74,197 | 74,197 | - |
| Property tax | (2,148) | (2,148) | - | (6,194) | (6,194) | - |
| Property insurance | (242) | (242) | - | (652) | (652) | - |
| Property management fee | (1,409) | (1,409) | - | (4,199) | (4,199) | - |
| Other property expenses | (1,255) | (1,255) | - | (2,344) | (2,344) | - |
| Property Operating Expenses | (5,054) | (5,054) | - | (13,389) | (13,389) | - |
| Net Property Income | 18,962 | 18,962 | - | 60,808 | 60,808 | - |
| REIT Manager's management fee | (2,120) | (2,120) | - | (5,544) | (5,544) | - |
| Other management fee | (403) | (403) | - | (1,128) | (1,128) | - |
| Trustees' fee | (94) | (94) | - | (295) | (295) | - |
| Other expenses | (570) | (567) | (3) | (5,970) | (5,962) | (8) |
| Other expenses in relation to Initial Public Offering ("IPO") | 130 | 130 | - | (27,133) | (27,133) | - |
| Other income | - | - | - | 254 | 254 | - |
| Payment Top-Up | 330 | 330 | - | 330 | 330 | - |
| Finance income | 84 | 84 | - | 169 | 169 | - |
| Amortisation of debt upfront costs | (379) | (379) | - | (1,098) | (1,098) | - |
| Finance costs | (3,465) | (3,465) | - | (8,981) | (8,981) | - |
| Total return before foreign exchange differences, fair value changes and taxation | 12,475 | 12,478 | (3) | 11,412 | 11,420 | (8) |
| Foreign exchange gain, net | 1,605 | 1,605 | - | 2,807 | 2,807 | - |
| Net change in fair value of investment properties | - | - | - | 40,320 | 40,320 | - |
| Net change in fair value of derivative financial instruments | (3,328) | (3,328) | - | 6,183 | 6,183 | - |
| Realised loss on derivative financial instruments | (584) | (584) | - | (48) | (48) | - |
| Total return for the Period before tax | 10,168 | 10,171 | (3) | 60,674 | 60,682 | (8) |
| Taxation | (973) | (973) | - | (3,360) | (3,360) | - |
| Total return for the Period after tax | 9,195 | 9,198 | (3) | 57,314 | 57,322 | (8) |
| Other comprehensive income | | | | | | |
| Items that may be reclassified subsequently to total return: | | | | | | |
| Currency translation differences | (1,118) | (1,118) | - | (45,434) | (45,434) | - |
| Fair value change of cash flow hedge | 3,373 | 3,373 | - | 4,167 | 4,167 | - |
| Total comprehensive income for the Period | 11,450 | 11,453 | (3) | 16,047 | 16,055 | (8) |

1 (a) (ii) Consolidated Distribution Statements

| | Note | FHT | FH-REIT | FHT | FH-REIT |
|---|------|---|---------------|--|-----------------|
| | | 1 Jan 2015 to 31 Mar 2015 ^(a) | | 14 Jul 2014 to 31 Mar 2015 ^(a) | |
| | | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Reconciliation of total return to income available for distribution | | | | | |
| Total return for the period after tax of FH-REIT | (l) | 9,198 | 9,198 | 57,322 | 57,322 |
| (Non-taxable) / non-tax deductible items and other adjustments | | | | | |
| Amortisation of debt upfront costs | | 379 | 379 | 1,098 | 1,098 |
| Foreign exchange gain, net | | (1,590) | (1,590) | (2,807) | (2,807) |
| Goodwill on acquisition of subsidiaries written off | | - | - | 4,296 | 4,296 |
| Issuance costs not deductible | (g) | 4 | 4 | 1,934 | 1,934 |
| Net change in fair value of investment properties | | - | - | (40,320) | (40,320) |
| Net change in fair value of derivative financial instruments | | 3,328 | 3,328 | (6,183) | (6,183) |
| Other management fee payable in Stapled Securities | (h) | 329 | 329 | 916 | 916 |
| Property management fee payable in Stapled Securities | (i) | 1,395 | 1,395 | 4,185 | 4,185 |
| REIT Manager's management fee payable in Stapled Securities | | 2,120 | 2,120 | 5,544 | 5,544 |
| Realised (loss)/gain on derivative financial instruments | | 512 | 512 | (24) | (24) |
| Stamp duties on acquisition of investment properties | | - | - | 25,333 | 25,333 |
| Trustee's fee | | 55 | 55 | 178 | 178 |
| Other adjustments | (j) | 900 | 900 | 891 | 891 |
| Foreign-sourced income from the entities in Japan yet to be distributed to FHT | (k) | (2,379) | (2,379) | (7,894) | (7,894) |
| Net effect of (non-taxable) / non-tax deductible items and other adjustments | | 5,053 | 5,053 | (12,853) | (12,853) |
| Income available for distribution to Stapled Securities holders | (l) | 14,251 | 14,251 | 44,469 | 44,469 |

Footnotes:

- (a) No comparative consolidated statement of total return and consolidated statement of comprehensive income and consolidated distribution statement are presented as FHT was constituted on 20 June 2014 and listed on SGX-ST on 14 July 2014. Accordingly, the results of FHT are for the periods as disclosed above. There was no activity from the date of constitution, 20 June 2014 to 13 July 2014.
- (b) Other expenses include 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) The expenses comprise 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) The net change in fair value of investment properties 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.
- (e) This relates to unrealised (losses)/gains arising from fair valuation of cross currency swap and foreign currency forward contracts.
- (f) This relates to realised loss arising from the settlement of foreign currency forward contracts.
- (g) This relates to one-off non-capitalisable issuance costs incurred at listing.
- (h) MIT Manager's management fee are payable in Stapled Securities.
- (i) Property management fee includes serviced residences management fee and trademark licence fee which are payable in Stapled Securities.
- (j) Other adjustments mainly relate to deferred tax.
- (k) Foreign-sourced income from Japan for the financial year ended 31 December 2014 will be remitted after completion of statutory audit and tax filing. This income is expected to be received once every year in May/June to be included for distribution for each financial year ending 30 September. Hence, Japan's results have been excluded from the computation of FHT's Distributable Income ("DI") for the financial period ended 31 March 2015.
- (l) Distribution of FHT represent the aggregate of distributions by FH-REIT and FH-BT. The distributions of FHT for the second quarter ended 31 March 2015 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.

1 (b) (i) Statements of Financial Position

| | FHT | FH-REIT | FH-BT |
|--|-------------------------------|-------------------------------|-------------------------------|
| Note | 31 Mar 2015 ^(a) | 31 Mar 2015 ^(a) | 31 Mar 2015 ^(a) |
| | S\$'000 | S\$'000 | S\$'000 |
| Non-current assets | | | |
| Investment properties | 1,660,763 | 1,660,763 | - |
| Deferred tax assets | 43 | 43 | - |
| Derivative financial instruments | 10,093 | 10,093 | - |
| | 1,670,899 | 1,670,899 | - |
| Current assets | | | |
| Trade and other receivables | 10,716 | 10,716 | - |
| Prepayments | 1,259 | 1,259 | - |
| Derivative financial instruments | 259 | 259 | - |
| Cash and bank balances | 82,754 | 82,744 | 10 |
| | 94,988 | 94,978 | 10 |
| Total assets | 1,765,887 | 1,765,877 | 10 |
| Current liabilities | | | |
| Trade and other payables | 19,220 | 19,212 | 8 |
| Deferred income | 713 | 713 | - |
| Derivative financial instruments | 2 | 2 | - |
| Income tax payables | 1,868 | 1,868 | - |
| | 21,803 | 21,795 | 8 |
| Non-current liabilities | | | |
| Borrowings (net of transaction costs) | 671,399 | 671,399 | - |
| Rental deposits | 14,718 | 14,718 | - |
| Deferred income | 8,723 | 8,723 | - |
| Deferred tax liabilities | 4,922 | 4,922 | - |
| | 699,762 | 699,762 | - |
| Total Liabilities | 721,565 | 721,557 | 8 |
| Net assets attributable to Stapled Securities holders | 1,044,322 | 1,044,320 | 2 |
| Stapled Securities holders' funds | | | |
| Stapled Securities in issue | 1,049,513 | 1,049,503 | 10 |
| Issue costs | (21,238) | (21,238) | - |
| Retained earnings | 57,314 | 57,322 | (8) |
| Hedging reserves | 4,167 | 4,167 | - |
| Foreign currency translation reserve | (45,434) | (45,434) | - |
| Stapled Securities holders' funds | 1,044,322 | 1,044,320 | 2 |

Footnotes:

- (a) No comparative balance sheets are provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) Derivative financial instruments relate to fair value of cross currency swap and interest rate swaps entered to hedge FH-REIT's borrowings.
- (c) This mainly relates to rental income receivable from master lessees and GST receivable from tax authority.
- (d) This mainly relates to trade payables including GST payable, provision of withholding tax and property tax, accruals of interest expense payable to banks, accruals of professional fees and accruals of property management fee.

1 b (ii) Aggregate Amount of Borrowings (as at 31 March 2015)

| | FHT and FH-REIT | | | |
|--|-----------------------|------------------------|-----------------------|------------------------|
| | 31 Mar 2015 | | 31 Dec 2014 | |
| | Secured | Unsecured | Secured | Unsecured |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Amount repayable in one year or less, or on demand | - | - ⁽¹⁾ | - | 44,599 ⁽¹⁾ |
| Amount repayable after one year * | 35,663 ⁽²⁾ | 635,736 ⁽³⁾ | 35,625 ⁽²⁾ | 634,657 ⁽³⁾ |

* net of transaction costs

Details of borrowings and collateral:

- (1) Short term unsecured facilities drawn from a revolving credit facility of S\$50million. It has been fully repaid during the quarter.
- (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 and (ii) the JPY2.35 billion Kobe Excellence TMK series 1 Bonds maturing 5 years from 14 July 2014.

1 (c) Consolidated Cash Flow Statements

| | FHT | FH-REIT | FH-BT | FHT | FH-REIT | FH-BT |
|--|--|-----------------|------------|---|--------------------|------------|
| | 1 Jan 2015 to 31 Mar 2015 ^(a) | | | 14 Jul 2014 to 31 Mar 2015 ^(a) | | |
| Note | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| CASH FLOWS FROM OPERATING ACTIVITIES | | | | | | |
| Total return before income tax | 10,168 | 10,171 | (3) | 60,674 | 60,682 | (8) |
| Adjustments for: | | | | | | |
| Amortisation of debt upfront costs | 379 | 379 | - | 1,098 | 1,098 | - |
| Finance costs | 3,465 | 3,465 | - | 8,981 | 8,981 | - |
| Finance income | (84) | (84) | - | (169) | (169) | - |
| Goodwill on acquisition of subsidiaries written off | - | - | - | 4,296 | 4,296 | - |
| Net change in fair value of derivative financial instruments | 3,328 | 3,328 | - | (6,183) | (6,183) | - |
| Net change in fair value of change in investment properties | - | - | - | (40,320) | (40,320) | - |
| Other management fee payable in Stapled Securities | 329 | 329 | - | 916 | 916 | - |
| Property management fee payable in Stapled Securities | 1,409 | 1,409 | - | 4,199 | 4,199 | - |
| REIT Manager's management fee payable in Stapled Securities | 2,120 | 2,120 | - | 5,544 | 5,544 | - |
| Unrealised gain on foreign exchange, net | 1,248 | 1,248 | - | (28) | (28) | - |
| Other expenses in relation to IPO | (130) | (130) | - | 27,133 | 27,133 | - |
| Cash generated from / (used in) operations before working capital changes | 22,232 | 22,235 | (3) | 66,141 | 66,149 | (8) |
| Changes in working capital: | | | | | | |
| Prepayments | 408 | 408 | - | (1,259) | (1,259) | - |
| Trade and other receivables | 45,631 | 45,631 | - | (9,907) | (9,907) | - |
| Trade and other payables | (1,925) | (1,928) | 3 | (26,247) | (26,255) | 8 |
| Rental deposits | (33) | (33) | - | 14,644 | 14,644 | - |
| Deferred income | (55) | (55) | - | 8,823 | 8,823 | - |
| Cash generated from operations | 66,258 | 66,258 | - | 52,195 | 52,195 | - |
| Income tax paid | (65) | (65) | - | (65) | (65) | - |
| Net cash generated from operating activities | 66,193 | 66,193 | - | 52,130 | 52,130 | - |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| Acquisition costs | - | - | - | (25,333) | (25,333) | - |
| Acquisition of investment properties | - | - | - | (1,526,004) | (1,526,004) | - |
| Additions to investment properties | (388) | (388) | - | (1,962) | (1,962) | - |
| Acquisition of subsidiaries | - | - | - | (107,883) | (107,883) | - |
| Net cash used in investing activities | (388) | (388) | - | (1,661,182) | (1,661,182) | - |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | | | |
| Finance cost paid | (3,454) | (3,454) | - | (8,896) | (8,896) | - |
| Interest income received | 84 | 84 | - | 169 | 169 | - |
| Issuance of new Stapled Securities upon IPO | (b) | - | - | 1,049,513 | 1,049,503 | 10 |
| Issue expenses | (9,564) | (9,564) | - | (23,247) | (23,247) | - |
| Repayment of loan | (c) | (45,976) | - | (45,976) | (45,976) | - |
| Proceeds from borrowings, net of debt upfront costs | - | - | - | 719,673 | 719,673 | - |
| Net cash (used in)/generated from financing activities | (58,910) | (58,910) | - | 1,691,236 | 1,691,226 | 10 |
| Net increase in cash and cash equivalents | 6,895 | 6,895 | - | 82,184 | 82,174 | 10 |
| Cash and cash equivalents at the beginning of the financial Period | 76,083 | 76,073 | 10 | - | - | - |
| Effect of exchange rate changes on cash and cash equivalents | (224) | (224) | - | 570 | 570 | - |
| Cash and cash equivalents at the end of the financial Period | 82,754 | 82,744 | 10 | 82,754 | 82,744 | 10 |

1 (c) Consolidated Cash Flow Statements (cont'd)

For the purpose of the consolidated cash flow statement, cash and cash equivalents comprise the following at the Balance Sheet date:

Cash and cash equivalent comprise:

Cash and bank balances
 Fixed deposits
 Cash and cash equivalents

| FHT | FH-REIT | FH-BT |
|----------------------------|---------------|-----------|
| 31 Mar 2015 ^(a) | | |
| S\$'000 | S\$'000 | S\$'000 |
| 31,873 | 31,863 | 10 |
| 50,881 | 50,881 | - |
| 82,754 | 82,744 | 10 |

Footnotes:

- (a) No comparative consolidated cash flow statement are provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) On listing date, 1,192,627,999 stapled securities in FHT were issued at S\$0.88 each to the public, cornerstone investor, Sponsor, TCC in part satisfaction of the purchase consideration of properties. The amount of S\$368 million was proceeds received from cornerstone investors and the public.
- (c) Short-term unsecured facilities drawn from revolving credit facility of S\$50 million has been fully repaid during this quarter.

1 (d) (i) Consolidated Statements of Changes in Stapled Securities Holders' Funds

| | FHT | | FH-REIT | | FH-BT | |
|---|---|--|---|--|---|--|
| | 1 Jan 2015 to 31 Mar 2015 ^(a) | 14 Jul 2014 to 31 Mar 2015 ^(a) | 1 Jan 2015 to 31 Mar 2015 ^(a) | 14 Jul 2014 to 31 Mar 2015 ^(a) | 1 Jan 2015 to 31 Mar 2015 ^(a) | 14 Jul 2014 to 31 Mar 2015 ^(a) |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Stapled Securities holders' funds | | | | | | |
| Stapled Securities in issue | | | | | | |
| Balance at beginning of the Period | 1,049,513 | - | 1,049,503 | - | 10 | - |
| - Issue of new units during the Period | - | 1,049,513 | - | 1,049,503 | - | 10 |
| Balance at end of the Period | 1,049,513 | 1,049,513 | 1,049,503 | 1,049,503 | 10 | 10 |
| Issue costs | | | | | | |
| Balance at beginning of the Period | (21,238) | - | (21,238) | - | - | - |
| Movement for the Period | - | (21,238) | - | (21,238) | - | - |
| Balance at end of the Period | (21,238) | (21,238) | (21,238) | (21,238) | - | - |
| Retained earnings | | | | | | |
| Balance at beginning of the Period | 48,119 | - | 48,124 | - | (5) | - |
| Total return after tax for the Period | 9,195 | 57,314 | 9,198 | 57,322 | (3) | (8) |
| Balance at end of the Period | 57,314 | 57,314 | 57,322 | 57,322 | (8) | (8) |
| Hedging reserve | | | | | | |
| Balance at beginning of the Period | 794 | - | 794 | - | - | - |
| Movement for the Period | 3,373 | 4,167 | 3,373 | 4,167 | - | - |
| Balance at end of the Period | 4,167 | 4,167 | 4,167 | 4,167 | - | - |
| Foreign currency translation reserve | | | | | | |
| Balance at beginning of the Period | (44,316) | - | (44,316) | - | - | - |
| Movement for the Period | (1,118) | (45,434) | (1,118) | (45,434) | - | - |
| Balance at end of the Period | (45,434) | (45,434) | (45,434) | (45,434) | - | - |
| | 1,044,322 | 1,044,322 | 1,044,320 | 1,044,320 | 2 | 2 |

Footnotes:

(a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.

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

| | | FHT | |
|--|--|---|--|
| | | 1 Jan 2015 to 31 Mar 2015 ^(a) | 14 Jul 2014 to 31 Mar 2015 ^(a) |
| | | No. of Units | No. of Units |
| | Balance at beginning of the Period | 1,192,628,000 | - |
| | 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 |
| | Issued units at the end of the Period | 1,192,628,000 | 1,192,628,000 |
| | Issuable Stapled Securities | | |
| | As payment of REIT Manager's management fee | (b) 2,357,155 | 6,226,125 |
| | As payment of other management fee | (c) 364,952 | 1,028,464 |
| | As payment of property management fee | (b) 1,561,377 | 4,710,669 |
| | Total issued and issuable Stapled Securities | 1,196,911,484 | 1,204,593,258 |

Footnotes:

- (a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.
- (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**

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.**

FHT has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as disclosed in the prospectus dated 30 June 2014 (the "Prospectus").

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

Not applicable.

6 Earnings per Stapled Security unit ("EPU") and Distribution per Stapled Security unit ("DPU") for the financial period ended 31 March 2015

| | Note | FHT | |
|---|------|---|--|
| | | 1 Jan 2015 to 31 Mar 2015 ^(a) | 14 Jul 2014 to 31 Mar 2015 ^(a) |
| Weighted average number of Stapled Securities in | (b) | 1,192,628,000 | 1,192,628,000 |
| Total return for the Period after tax (S\$'000) | | 9,195 | 57,314 |
| Profit Per Unit based on weighted average number of Stapled Securities in issue (cents) | | 0.77 | 4.81 |
| Total number of issued and issuable Stapled Securities at end of | (c) | 1,204,593,258 | 1,204,593,258 |
| Distribution to Stapled Securities holders (S\$'000) | | 14,251 | 44,469 |
| DPU based on the total number of Stapled Securities entitled to distribution (cents) | | 1.18 | 3.69 |

Footnotes:

- (a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) The weighted average number of units is weighted for the period from Listing Date to 31 March 2015. The diluted EPU is the same as basic EPU as no dilutive instruments were in issue during the reported period.
- (c) The computation of DPU for the period from Listing Date to 31 March 2015 is based on the number of units entitled to distribution, being:
- (i) The number of units in issue as at 31 March 2015 of 1,192,628,000; and
- (ii) The estimated number of units to be issued to the Asset Manager, MIT Manager and Property Manager as consideration for Asset Manager's management fee, MIT Manager's management fee and property management fee payable for the period from 14 July 2014 to 31 March 2015 is 11,965,258**.

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

7 Group net asset value ("NAV") per unit based on existing units in issue and to be issued as at 31 March 2015

| | Note | FHT |
|---|------|----------------------------|
| | | 31 Mar 2015 ^(a) |
| Number of Stapled Securities unit issued and issuable at end of period entitled to distribution | (b) | 1,204,593,258 |
| Net asset value (S\$'000) | | 1,044,322 |
| Net asset value per unit (cents) | | 86.69 |

Footnotes:

- (a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) The number of Stapled Securities used for computation of actual NAV per Stapled Securities as at 31 March 2015 is 1,204,593,258 comprising:
- (i) The number of units in issue as at 31 March 2015 of 1,192,628,000; and
- (ii) The estimated number of units to be issued to the Asset Manager, MIT Manager and Property Manager as consideration for Asset Manager's management fee, MIT Manager's management fee and property management fee payable for the period from 14 July 2014 to 31 March 2015 is 11,965,258**.

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

8 A review of the performance for the period from 14 July 2014 to 31 March 2015

Please refer to Section 9 for a review of FHT's actual results for the period from 14 July 2014 to 31 March 2015 against the forecast as disclosed in the Prospectus.

FHT was a dormant private trust during the period from 20 June 2014 to 13 July 2014. The acquisition of the portfolio of FHT was only completed on the Listing Date. Consequently, the actual income derived from the Properties for the current period was from the Listing Date to 31 March 2015.

9 Variance between the forecast and actual results

9 (a) Statement of Net Income and Distribution (Actual vs Forecast)

| | Note | FHT | | | | | |
|--|------|--|----------|-------------|---|----------|-------------|
| | | 1 Jan 2015 to 31 Mar 2015 ^(a) | | | 14 Jul 2014 to 31 Mar 2015 ^(a) | | |
| | | Actual | Forecast | Inc / (Dec) | Actual | Forecast | Inc / (Dec) |
| | | | | % | | | % |
| Gross revenue (S\$'000) | | 24,016 | 23,605 | 1.74% | 74,197 | 73,836 | 0.49% |
| Net property income (S\$'000) | | 18,962 | 18,787 | 0.93% | 60,808 | 59,691 | 1.87% |
| Income available for distribution (S\$'000) | (b) | 16,630 | 15,953 | 4.25% | 52,364 | 49,868 | 5.00% |
| Income available for distribution per unit (cents) | (b) | 1.38 | 1.33 | 3.76% | 4.34 | 4.13 | 5.08% |

Footnotes:

- (a) The acquisition of the portfolio of FH-REIT was completed on Listing Date which was the day it was officially listed on the SGX-GT.
- (b) The forecast figures are extracted from the Prospectus and pro-rated for the period from 14 July 2014 to 31 March 2015, except for non-recurring items such as stamp duties and one-off non-capitalised issuance costs incurred at listing.
- Foreign-sourced income from Japan will be remitted after completion of statutory audit and tax filing. This income is expected to be received once every year in May/June to be included for distribution for each financial year ending 30 September. The actual figures above are inclusive of income from Japan. Excluding Japan's income, actual income available for distribution would be S\$14.3million and S\$44.5million and the income available for distribution per unit would be 1.18 cents and 3.69 cents for the period from 1 January 2015 to 31 March 2015 and 14 July 2014 to 31 March 2015 respectively.

9 (b) A review of the performance (Actual vs Forecast)

Operational Performance

2Q FY2015

During the financial quarter under review, Gross Revenue ("GR") outperformed the forecast by 1.7% at \$24.0 million while Net Property Income ("NPI") also exceeded its forecast by 0.9% at \$19.0 million.

Similarly, Distributable Income ("DI") and Distribution per Unit ("DPU") outperformed by 4.3% at \$16.6 million and at 1.38 cents respectively, compared to forecast. Adjusted DI and DPU for 2Q FY2015 was \$14.3 million and 1.18 cents respectively. Adjusted DI and DPU had excluded foreign-sourced income from Japan which is received once a year in May/June and included for distribution in September each year.

The Singapore property portfolio saw a slight decline in its GR and NPI of 3% and 2% respectively compared to forecast as Fraser Suites Singapore turned in weaker performance with the softening of the rental market. InterContinental Singapore performed well and met its forecast with high occupancies and increases in the number of conferences and events.

The Kuala Lumpur ("KL") market faced headwinds from softer consumer spending and lower corporate travel demand amidst a slower oil and gas industry. In addition, with increased competition from new and refurbished accommodation, occupancy level came under pressure. GR and NPI of The Westin KL dipped 23% and 27% respectively compared to its forecast.

The properties in Japan, Australia and United Kingdom ("UK") outperformed their forecasts. Medical conferences held in Kobe contributed to high occupancies at the Japan property. GR exceeded 22% over forecast at JPY279.3 million while NPI, which included higher common area expenses, exceeded forecast by 6% at JPY185.0 million.

GR and NPI of the Australia properties achieved stellar performance of AUD4.3 million and AUD3.3 million, which were 27% and 34% respectively higher than forecast. Both international and domestic arrivals remained strong and well-supported by the commencement of the ICC (International Cricket Council) Cricket World Cup and Queen Victoria's cruise ship visit.

The UK properties recorded a commendable performance with strong demand from the corporate travel segment which saw GR and NPI outperformed forecast by 9% and 16% at GBP2.6 million and GBP1.9 million respectively.

14 July to 31 March 2015

During the financial period under review from listing date 14 July 2014 to 31 March 2015, GR beat forecast by 0.5% at \$74.2 million while NPI also exceeded its forecast by 1.8% at \$60.8 million.

DI for the period was \$52.4 million, which was 5% higher than forecast, translating to a DPU of 4.34 cents. Adjusted DI for the period, which excluded the foreign-sourced income from Japan to be received once a year in May/June and included for distribution in September each year, was \$44.5 million. The adjusted DPU for distribution for the period from 14 July to 31 March 2015 was 3.69 cents, after adjusting for 0.65 cents earned but deferred distribution from the Japan property.

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.

For 2015, the Singapore Tourism Board (“STB”) expects tourism arrivals to grow between 0% to 3% and tourism receipts to grow between 0% to 2%. Heightened external competition from other tourism markets on top of increased supply of hotel rooms pose challenges for the Singapore hospitality industry. However, tourism numbers are expected to improve as Singapore celebrates its SG50 Golden Jubilee birthday. To boost tourism arrivals, the STB is launching a new S\$20 million global campaign encompassing flight, hotel, retail and entertainment offerings to add to the slew of new multi-faceted attractions. Besides strengthening attractions in arts and lifestyle, Singapore will be hosting major sporting events such as the South East Asian games and the Sevens World Series Rugby in 2015 and is promoted by Lonely Planet as a top 2015¹ destination.

The KL hospitality landscape is expected to remain challenging with slower economic growth, weaker consumer spending and lower corporate travel demand, amidst increased competition with about 3,500 hotel rooms and 1,700 serviced residence units likely to enter the market from 2015 to 2018². Nevertheless, KL remains a popular MICE destination for high profile conventions and is in 10th position amongst Asia Pacific and Middle East cities voted by International Congress and Convention Association (ICCA) 2013 rankings³. The Malaysian government has also launched the MyFest 2015 campaign to target 29.4 million tourist arrivals and MYR89 billion in tourist receipts with a year filled with festivals and events⁴.

For Japan, international tourist arrivals are expected to remain strong in 2015 after hitting a record 13.4 million arrivals in 2014⁵. Increase in international arrivals and recovery of its domestic economy is expected to drive average daily rate growth of hotels in 2015⁶. Kobe, a popular Meetings, Incentives, Conferences and Exhibitions (“MICE”) city, is expected to ride on the growth in corporate and leisure travel.

As the strongest performing market in Australia in 2014⁷, outlook for Sydney in 2015 remains positive and should continue to lead room rate growth along with Melbourne city⁸. A weaker Australian dollar, the continued strength of the cruise line industry and a full events line-up are expected to support international and domestic travel to Sydney⁹.

Tourist arrivals to the UK is forecasted to reach 35.1 million in 2015, with visitor spending of GBP22.2 billion, an increase of 2.5% in volume and 4.5% in value compared to 2014¹⁰. In terms of occupancy level, the outlook for London and the surrounding regions in 2015 is projected to grow 1.5% and 1.6% respectively¹¹.

¹ <http://www.channelnewsasia.com/news/business/singapore/stb-to-launch-s-20m>

² JLL, Hotel Intelligence Malaysia, Feb 2015

³ JLL, Hotel Intelligence Malaysia, Feb 2015

⁴ Ttgasia.com

⁵ Japan National Tourism Agency

⁶ Horwath HTL, Hotel Yearbook 2015 Asia

⁷ Dransfield Hotels and Resorts, Hotel Futures 2015

⁸ Deloitte Access Economics, Tourism and Hotel Market Outlook 2015

⁹ Dransfield Hotels and Resorts, Hotel Futures 2015

¹⁰ www.visitbritain.com

¹¹ Horwath HTL, Hotel Yearbook 2015 EMEA

11 Distributions

11 (a) Current financial period

| | |
|--|---|
| Any distribution declared for the current | Yes |
| Name of Distribution | Distribution for 14 July 2014 to 31 March 2015 |
| Distribution Type | (a) Taxable income (b) Tax-exempt income (c) Capital distribution |
| Distribution Rate | (a) Taxable income distribution - 1.5 cents per unit (b) Tax-exempt income distribution - 0.02 cents per unit (c) Capital distribution - 2.17 cents per unit |
| Tax Rate | <p>Taxable income distribution</p> <p>Qualifying investors and individuals (other than those who held their stapled securities through a partnership) will receive pretax 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.</p> <p>Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.</p> <p>All other investors will receive their distributions after deduction of tax at the rate of 17%.</p> <p>Tax-exempt income distribution</p> <p>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.</p> <p>Capital distribution</p> <p>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.</p> |

11 (b) Corresponding period of the immediately preceding financial year

Any distribution declared for the corresponding period of the immediately preceding financial period?
 Not applicable.

11 (c) Date payable

29 June 2015

11 (d) Books closure date

11 May 2015

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 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 Securities holders for IPTs.

14 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 second quarter ended 31 March 2015 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.

We refer the requirement under Rule 705(5) of the Listing Manual.

Law Song Keng
Director

Choe Peng Sum
Director

15 Use of proceeds

Following the announcement made on 29 January 2015, the remaining proceeds from the initial public offering ("IPO") have been fully disbursed towards payment of professionals fees.

16 Additional information - FHT's interests in Australian Urban Land Trust Estate

An Australian Urban Land Trust Estate ("AULTE") is a unit trust estate where the value of its total assets comprising interests in Australian urban land exceeds 50.0% of the value of its total assets.

Investors who are "foreign persons" 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 Stapled Securities are acquired:

- (a) if either FH-REIT or FH-BT is considered to be an AULTE 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;
- (b) if FHT has gross Australian assets in excess of a specified threshold prescribed under FATA (as at the date of this announcement, the threshold prescribed under FATA is AUD252.0 million) at the time of acquisition, all investors (i) who are foreign persons and (ii) who are acquiring a Substantial Interest¹ in FHT or have a Substantial Interest and increase their holding, will require FIRB Clearance; or
- (c) any investor that is a Foreign Government Investor² making a 'direct investment'³ in FHT will require FIRB Clearance at the time of acquisition, regardless of whether FH-REIT or FH-BT is considered to be an AULTE or whether FHT has gross Australian assets in excess of AUD252.0 million.

16 Additional information - FHT's interests in Australian Urban Land Trust Estate (cont'd)

In August 2013, an administrative exemption for certain 'passive investments' by foreign persons (other than Foreign Government Investors) in an AULTE was announced under the previous Australian Government. Relevantly, the exemption was to apply to acquisitions of interests of less than 10% in a listed trust that was an AULTE with predominantly non-residential properties.

FHT understands that the administrative exemption remains operative as at the date of this announcement on the basis that the administrative exemption remains published on FIRB's website and no announcement has been made that it has been revoked. However, there is no definitive clarity at this point as to the continued availability or terms of any such exemption in the future.

As at 31 March 2015, the value of the Australian assets comprised in FH-REIT's portfolio is 10.66% of the total asset value of FH-REIT. FH-BT was dormant as at 31 March 2015. Consequently, FHT is not considered an AULTE.

As at 31 March 2015, FHT has gross Australian assets of approximately AUD176.8 million, which is below 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.

¹ "Substantial Interest" means: (i) control of 15% or more of the actual or potential voting power or issued shares in a target by a single foreign person (together with associates); or (ii) control of 40% or more of the actual or potential voting power or issued shares in a target by more than one foreign person (together with associates).

² A Foreign Government Investor is:

- a foreign government, their agency or related entity (for example, state-owned enterprises and sovereign wealth funds) ("Foreign Government");
- a corporation in which a single Foreign Government has an interest (direct or indirect) of 15% or more;
- a corporation in which two or more Foreign Governments have an aggregate interest (direct or indirect) of 40% or more; or
- an entity that is otherwise controlled by a Foreign Government.

³ A "Direct Investment" is an investment by a Foreign Government Investor that provides an element of influence or control over the target, including all investments of 10% or more.

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 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 Units 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

Fraser's Hospitality Asset Management Pte. Ltd.

(Company registration no. 201331351D)

As Manager of Fraser's Hospitality Real Estate Investment Trust

Fraser's Hospitality Trust Management Pte. Ltd.

(Company registration no. 201401270M)

As Trustee Manager of Fraser's Hospitality Business Trust

Piya Treruanchada

Company Secretary

30 April 2015