

Fraser's Hospitality Trust
Financial Statements Announcement For The Financial Period Ended 30 September 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, 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 will comprise 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 has been dormant since 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 Fourth Quarter and the Financial Period Ended 30 September 2015

| Note | | FHT | FH-REIT | FH-BT | FHT | FH-REIT | FH-BT |
|------|--|--|----------------|----------|---|-----------------|------------|
| | | 1 Jul 2015 to 30 Sep 2015 ^(a) | | | 14 Jul 2014 to 30 Sep 2015 ^(a) | | |
| | | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| | Master lease rental | 30,833 | 30,833 | - | 128,745 | 128,745 | - |
| | Gross Revenue | 30,833 | 30,833 | - | 128,745 | 128,745 | - |
| | Property tax | (2,306) | (2,306) | - | (10,532) | (10,532) | - |
| | Property insurance | (292) | (292) | - | (1,194) | (1,194) | - |
| | Property management fee | (1,753) | (1,753) | - | (7,431) | (7,431) | - |
| | Other property expenses | (797) | (797) | - | (3,867) | (3,867) | - |
| | Property Operating Expenses | (5,148) | (5,148) | - | (23,024) | (23,024) | - |
| | Net Property Income | 25,685 | 25,685 | - | 105,721 | 105,721 | - |
| | Depreciation | 4 | 4 | - | - | - | - |
| | Acquisition fee paid in Stapled Securities | (1,164) | (1,164) | - | (1,164) | (1,164) | - |
| | REIT Manager's management fee | (1,987) | (1,987) | - | (9,560) | (9,560) | - |
| | Other management fee | (771) | (771) | - | (2,227) | (2,227) | - |
| | Trustees' fee | (119) | (119) | - | (502) | (502) | - |
| | Administrative and other expenses | (799) | (799) | - | (7,317) | (7,315) | (2) |
| | Non-capitalisable expenses in relation to Initial Public Offering ("IPO") | - | - | - | (27,201) | (27,201) | - |
| | Non-capitalisable expenses in relation to asset acquisition and Private Placement | (13,318) | (13,318) | - | (13,398) | (13,398) | - |
| | Other income | 14 | 14 | - | 528 | 528 | - |
| | Payment Top-Up | 3,115 | 3,115 | - | 6,790 | 6,790 | - |
| | Finance income | 74 | 74 | - | 300 | 300 | - |
| | Amortisation of debt upfront costs | (436) | (436) | - | (1,917) | (1,917) | - |
| | Finance costs | (5,093) | (5,093) | - | (17,758) | (17,758) | - |
| | Total return before foreign exchange differences, fair value changes and taxation | 5,205 | 5,205 | - | 32,295 | 32,297 | (2) |
| | Foreign exchange (loss)/gain, net | (118) | (118) | - | 2,584 | 2,584 | - |
| | Net change in fair value of investment properties | 76,351 | 76,351 | - | 116,671 | 116,671 | - |
| | Net change in fair value of derivative financial instruments | (7,864) | (7,864) | - | 1,744 | 1,744 | - |
| | Realised gain on derivative financial instruments | 12 | 12 | - | 159 | 159 | - |
| | Total return for the Period before tax | 73,586 | 73,586 | - | 153,453 | 153,455 | (2) |
| | Taxation | (12,781) | (12,781) | - | (17,986) | (17,986) | - |
| | Total return for the Period after tax | 60,805 | 60,805 | - | 135,467 | 135,469 | (2) |
| | Other comprehensive income | | | | | | |
| | Items that may be reclassified subsequently to total return: | | | | | | |
| | Foreign currency translation differences | (5,593) | (5,593) | - | (59,450) | (59,450) | - |
| | Fair value change of cash flow hedge | 2,917 | 2,917 | - | 6,599 | 6,599 | - |
| | Total comprehensive income for the Period | 58,129 | 58,129 | - | 82,616 | 82,618 | (2) |

1(a)(ii) Consolidated Distribution Statements

| | Note | FHT | FH-REIT | FHT | FH-REIT |
|---|------------|---|-----------------|--|-----------------|
| | | 1 Jul 2015 to 30 Sep 2015 ^(a) | | 14 Jul 2014 to 30 Sep 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 | (n) | 60,805 | 60,805 | 135,469 | 135,469 |
| (Non-taxable) / non-tax deductible items and other adjustments | | | | | |
| Amortisation of debt upfront costs | | 436 | 436 | 1,917 | 1,917 |
| Acquisition fee paid in Stapled Securities | | 1,164 | 1,164 | 1,164 | 1,164 |
| Depreciation | | (4) | (4) | - | - |
| Foreign exchange loss/(gain), net | | 114 | 114 | (2,106) | (2,106) |
| Goodwill on acquisition of subsidiaries written off | | - | - | 4,296 | 4,296 |
| Issuance costs (IPO & private placement) not deductible | (j) | 267 | 267 | 2,215 | 2,215 |
| Net change in fair value of investment properties | | (76,351) | (76,351) | (116,671) | (116,671) |
| Net change in fair value of derivative financial instruments | | 7,864 | 7,864 | (1,744) | (1,744) |
| Other management fee paid and payable in Stapled Securities | (k) | 701 | 701 | 1,874 | 1,874 |
| Property management fee paid and payable in Stapled Securities | (l) | 1,766 | 1,766 | 7,429 | 7,429 |
| REIT Manager's management fee paid and payable in Stapled Securities | | 1,987 | 1,987 | 9,560 | 9,560 |
| Realised gain on derivative financial instruments | | - | - | (24) | (24) |
| Stamp duties on acquisition of investment properties | | 13,051 | 13,051 | 38,384 | 38,384 |
| FH-REIT Trustee's fee | | 63 | 63 | 298 | 298 |
| Other adjustments | (m) | 10,672 | 10,672 | 11,666 | 11,666 |
| Net effect of (non-taxable) / non-tax deductible items and other adjustments | | (38,270) | (38,270) | (41,742) | (41,742) |
| Income available for distribution to Stapled Securityholders | (n) | 22,535 | 22,535 | 93,727 | 93,727 |

Footnotes:

- 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.
- Administrative and other expenses for the period from 14 July 2014 to 30 September 2015 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, and FH-REIT's group administrative expenses of approximately S\$3.0 million.
- 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.
- The expenses comprise stamp duty paid in relation to the acquisition of Australia property - Sofitel Sydney Wentworth of approximately S\$13.05 million and one-off non-capitalisable issuance costs including registry fee, design & printing prospectus and roadshow expenses etc.
- Payment top-up comprises (a) S\$5.47 million and (b) S\$1.32 million in relation to ICSG and FSSG respectively.
- 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 30 September 2015.
- This relates to unrealised (losses)/gains arising from fair valuation of cross currency swap and foreign currency forward contracts.
- This relates to realised gain arising from the settlement of foreign currency forward contracts.
- This relates to exchange differences arising from the translation of the results and the financial position of all the Group entities with functional currencies other than Singapore dollars. The foreign currency translation loss for the period from 14 July 2014 to 30 September 2015 was mainly due to depreciation of AUD, JPY and MYR against the Singapore dollar.
- This relates to one-off non-capitalisable issuance costs incurred at listing and for private placement during the financial period.

1(a)(ii) Consolidated Distribution Statements (Cont'd)

Footnotes:

- (k) MIT Manager's management fee paid and payable in Stapled Securities.
- (l) Property management fee includes serviced residences management fee and trademark licence fee which are paid and payable in Stapled Securities.
- (m) Other adjustments mainly relate to deferred tax of S\$11.61 million for the financial period ended 30 September 2015.
- (n) Distribution of FHT represents the aggregate of distributions by FH-REIT and FH-BT. The distributions of FHT for the fourth quarter ended 30 Sept 2015 and the period from 14 July 2014 to 30 September 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

| | Note | FHT 30 Sep 2015 (a) S\$'000 | FH-REIT 30 Sep 2015 (a) S\$'000 | FH-BT 30 Sep 2015 (a) S\$'000 |
|---|------|--------------------------------------|--|--|
| Non-current assets | | | | |
| Investment properties | | 1,960,393 | 1,960,393 | - |
| Derivative financial instruments | (b) | 8,631 | 8,631 | - |
| | | 1,969,024 | 1,969,024 | - |
| Current assets | | | | |
| Prepayments | | 2,439 | 2,439 | - |
| Other assets | | 211 | 211 | - |
| Trade and other receivables | (c) | 7,529 | 7,529 | - |
| Derivative financial instruments | | 196 | 196 | - |
| Cash and cash equivalents | | 52,308 | 52,298 | 10 |
| | | 62,683 | 62,673 | 10 |
| Total assets | | 2,031,707 | 2,031,697 | 10 |
| Current liabilities | | | | |
| Trade and other payables | (d) | 23,967 | 23,965 | 2 |
| Deferred income | | 667 | 667 | - |
| Derivative financial instruments | | 484 | 484 | - |
| Income tax payables | | 5,410 | 5,410 | - |
| | | 30,528 | 30,526 | 2 |
| Non-current liabilities | | | | |
| Borrowings | | 785,003 | 785,003 | - |
| Rental deposits | | 17,099 | 17,099 | - |
| Deferred income | | 10,783 | 10,783 | - |
| Deferred tax liabilities | | 16,012 | 16,012 | - |
| | | 828,897 | 828,897 | - |
| Total liabilities | | 859,425 | 859,423 | 2 |
| Net assets attributable to Stapled Securityholders | | 1,172,282 | 1,172,274 | 8 |
| Stapled Securityholders' funds | | | | |
| Stapled Securities in issue | | 1,185,539 | 1,185,529 | 10 |
| Issue costs | | (23,686) | (23,686) | - |
| Revenue reserves | | 63,280 | 63,282 | (2) |
| Hedging reserves | | 6,599 | 6,599 | - |
| Foreign currency translation reserve | | (59,450) | (59,450) | - |
| | | 1,172,282 | 1,172,274 | 8 |

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, GST receivable and withholding tax receivable from tax authority in Japan.
- (d) 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 property management fee.

1(b)(ii) Aggregate Amount of Borrowings (as at 30 Sep 2015)

| FHT and FH-REIT | |
|------------------------|------------------------|
| 30 Sep 2015 | |
| Secured | Unsecured |
| S\$'000 | S\$'000 |
| 30,882 ⁽¹⁾ | 754,121 ⁽²⁾ |

Amount repayable after one year *

* net of transaction costs

Details of borrowings and collateral:

- (1) 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.
- (2) 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, (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 Flow Statements

| | FHT | FH-REIT | FH-BT | FHT | FH-REIT | FH-BT |
|---|--|------------------|-----------|---|--------------------|------------|
| | 1 Jul 2015 to 30 Sep 2015 ^(a) | | | 14 Jul 2014 to 30 Sep 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 | 73,586 | 73,586 | - | 153,453 | 153,455 | (2) |
| Adjustments for: | | | | | | |
| Depreciation | (4) | (4) | - | - | - | - |
| Amortisation of debt upfront costs | 436 | 436 | - | 1,917 | 1,917 | - |
| Amortisation of issuance transaction costs | - | - | - | - | - | - |
| Acquisition fee paid in Stapled Securities | 1,164 | 1,164 | - | 1,164 | 1,164 | - |
| Effect of recognising rental income on a straight line basis over the lease term | 610 | 610 | - | 610 | 610 | - |
| Finance costs | 5,093 | 5,093 | - | 17,758 | 17,758 | - |
| Finance income | (74) | (74) | - | (300) | (300) | - |
| Goodwill on acquisition of subsidiaries written off | - | - | - | 4,296 | 4,296 | - |
| Net change in fair value of derivative financial instruments | 7,864 | 7,864 | - | (1,744) | (1,744) | - |
| Net change in fair value of change in investment properties | (76,351) | (76,351) | - | (116,671) | (116,671) | - |
| Other management fee paid and payable in Stapled Securities | 701 | 701 | - | 1,874 | 1,874 | - |
| Property management fee paid and payable in Stapled Securities | 1,753 | 1,753 | - | 7,431 | 7,431 | - |
| REIT Manager's management fee paid and payable in Stapled Securities | 1,987 | 1,987 | - | 9,560 | 9,560 | - |
| Unrealised gain on foreign exchange, net | (67) | (67) | - | (100) | (100) | - |
| Non-capitalisable expenses in relation to IPO | - | - | - | 27,201 | 27,201 | - |
| Non-capitalisable expenses in relation to asset acquisition and Private Placement | 13,318 | 13,318 | - | 13,398 | 13,398 | - |
| Cash generated from / (used in) operations before working capital changes | 30,016 | 30,016 | - | 119,847 | 119,849 | (2) |
| Changes in working capital: | | | | | | |
| Prepayments | 425 | 425 | - | (2,439) | (2,439) | - |
| Trade and other receivables | (190) | (190) | - | (6,705) | (6,705) | - |
| Trade and other payables | (2,531) | (2,531) | - | (27,467) | (27,469) | 2 |
| Rental deposits | 1,911 | 1,911 | - | 16,555 | 16,555 | - |
| Deferred income | 2,661 | 2,661 | - | 11,484 | 11,484 | - |
| Cash generated from operations | 32,292 | 32,292 | - | 111,275 | 111,275 | - |
| Income tax paid | - | - | - | (65) | (65) | - |
| Interest income received | 74 | 74 | - | 300 | 300 | - |
| Net cash generated from operating activities | 32,366 | 32,366 | - | 111,510 | 111,510 | - |
| CASH FLOWS FROM INVESTING ACTIVITIES | | | | | | |
| Costs incurred on acquisition of investment properties | (13,118) | (13,118) | - | (38,451) | (38,451) | - |
| Acquisition of investment properties | (232,870) | (232,870) | - | (1,758,874) | (1,758,874) | - |
| Additions to investment properties | (8,757) | (8,757) | - | (12,096) | (12,096) | - |
| Acquisition of subsidiaries | - | - | - | (107,883) | (107,883) | - |
| Acquisition of other assets | (193) | (193) | - | (193) | (193) | - |
| Net cash used in investing activities | (254,938) | (254,938) | - | (1,917,497) | (1,917,497) | - |
| CASH FLOWS FROM FINANCING ACTIVITIES | | | | | | |
| Distribution paid to Stapled Securityholders | (27,738) | (27,738) | - | (70,971) | (70,971) | - |
| Finance costs paid | (723) | (723) | - | (13,299) | (13,299) | - |
| Issuance of new Stapled Securities upon IPO | - | - | - | 1,049,513 | 1,049,503 | 10 |
| Issuance of new Stapled Securities for Private Placement | 123,000 | 123,000 | - | 123,000 | 123,000 | - |
| Issue expenses in relation to IPO | - | - | - | (23,247) | (23,247) | - |
| Issue expenses in relation to Private Placement | (2,284) | (2,284) | - | (2,284) | (2,284) | - |
| Repayment of loan | - | - | - | (45,976) | (45,976) | - |
| Proceeds from borrowings, net of debt upfront costs | 121,475 | 121,475 | - | 841,148 | 841,148 | - |
| Net cash generated from financing activities | 213,730 | 213,730 | - | 1,857,884 | 1,857,874 | 10 |
| Net (decrease) / increase in cash and cash equivalents | (8,842) | (8,842) | - | 51,897 | 51,887 | 10 |
| Cash and cash equivalents at the beginning of the financial Period | 61,654 | 61,644 | 10 | - | - | - |
| Effect of exchange rate changes on cash and cash equivalents | (504) | (504) | - | 411 | 411 | - |
| Cash and cash equivalents at the end of the financial Period | 52,308 | 52,298 | 10 | 52,308 | 52,298 | 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 |
|----------------------------|---------------|-----------|
| 30 Sep 2015 ^(a) | | |
| S\$'000 | S\$'000 | S\$'000 |
| 46,102 | 46,092 | 10 |
| 6,206 | 6,206 | - |
| 52,308 | 52,298 | 10 |

Footnotes:

- (a) No comparative consolidated cash flow statement is provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) Distribution to Stapled Securityholders includes the income distribution for the financial period from 14 July 2014 to 31 March 2015, paid on 29 June 2015 and the advanced income distribution for the financial period from 1 April 2015 to 5 July 2015, paid on 28 September 2015.
- (c) On listing date, 1,192,627,999 stapled securities in FHT were issued at S\$0.88 each to the public, cornerstone investors, Sponsor and TCC Hospitality Limited in part satisfaction of the purchase consideration of properties. The proceeds received from cornerstone investors and the public amounted to S\$368 million.
- (d) On 6 July 2015, 150 million stapled securities in FHT were issued at S\$0.82 each to part finance the acquisition of Sofitel Sydney Wentworth. The proceeds received from this private placement amounted to S\$123 million.

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

| | FHT | | FH-REIT | | FH-BT | |
|---|---|--|---|--|---|--|
| | 1 Jul 2015 to 30 Sep 2015 ^(a) | 14 Jul 2014 to 30 Sep 2015 ^(a) | 1 Jul 2015 to 30 Sep 2015 ^(a) | 14 Jul 2014 to 30 Sep 2015 ^(a) | 1 Jul 2015 to 30 Sep 2015 ^(a) | 14 Jul 2014 to 30 Sep 2015 ^(a) |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Stapled Securityholders' funds | | | | | | |
| Stapled Securities in issue | | | | | | |
| Balance at beginning of the Period | 1,061,375 | - | 1,061,365 | - | 10 | - |
| - Issue of new Stapled Securities during the period | - | 1,049,513 | - | 1,049,503 | - | 10 |
| - Acquisition fee paid in Stapled Securities | 1,164 | 1,164 | 1,164 | 1,164 | - | - |
| - REIT Manager's management fees paid in Stapled Securities | - | 5,544 | - | 5,544 | - | - |
| - Other management fees paid in Stapled Securities | - | 917 | - | 917 | - | - |
| - Property management fees paid in Stapled Securities | - | 4,185 | - | 4,185 | - | - |
| - Distribution Reinvestment Plan | - | 1,216 | - | 1,216 | - | - |
| - Private Placement | 123,000 | 123,000 | 123,000 | 123,000 | - | - |
| Balance at end of the Period | 1,185,539 | 1,185,539 | 1,185,529 | 1,185,529 | 10 | 10 |
| Issue costs | | | | | | |
| Balance at beginning of the Period | (21,238) | - | (21,238) | - | - | - |
| - Initial Public Offering ("IPO") | - | (21,238) | - | (21,238) | - | - |
| - Private Placement | (2,448) | (2,448) | (2,448) | (2,448) | - | - |
| Balance at end of the Period | (23,686) | (23,686) | (23,686) | (23,686) | - | - |
| Revenue reserves | | | | | | |
| Balance at beginning of the Period | 30,213 | - | 30,215 | - | (2) | - |
| Total return after tax for the Period | 60,805 | 135,467 | 60,805 | 135,469 | - | (2) |
| Distribution to Stapled Security Holders | (27,738) | (72,187) | (27,738) | (72,187) | - | - |
| Balance at end of the Period | 63,280 | 63,280 | 63,282 | 63,282 | (2) | (2) |
| Hedging reserve | | | | | | |
| Balance at beginning of the Period | 3,682 | - | 3,682 | - | - | - |
| Movement for the Period | 2,917 | 6,599 | 2,917 | 6,599 | - | - |
| Balance at end of the Period | 6,599 | 6,599 | 6,599 | 6,599 | - | - |
| Foreign currency translation reserve | | | | | | |
| Balance at beginning of the Period | (53,857) | - | (53,857) | - | - | - |
| Movement for the Period | (5,593) | (59,450) | (5,593) | (59,450) | - | - |
| Balance at end of the Period | (59,450) | (59,450) | (59,450) | (59,450) | - | - |
| | 1,172,282 | 1,172,282 | 1,172,274 | 1,172,274 | 8 | 8 |

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 |
|---|-----|----------------------------|
| | | 30 Sep 2015 ^(a) |
| | | No. of Stapled Securities |
| Issue of new Stapled Securities | | |
| - At the date of prospectus - 30 June 2014 | | 1 |
| - On listing date - 14 July 2014 | | 1,192,627,999 |
| - As payment of REIT Manager's management fees | | 6,226,125 |
| - As payment of other management fees | | 1,028,464 |
| - As payment of property management fees | | 4,710,669 |
| - As payment of acquisition fee | | 1,419,941 |
| - Distribution Reinvestment Plan | | 1,365,322 |
| - Private Placement | (b) | 150,000,000 |
| Issued Stapled Securities at the end of the Period | | 1,357,378,521 |
| Issuable Stapled Securities | | |
| As payment of REIT Manager's management fee | (c) | 5,244,952 |
| As payment of other management fee | (d) | 1,273,230 |
| As payment of property management fee | (c) | 4,129,367 |
| Total issued and issuable Stapled Securities | | 1,368,026,070 |

Footnotes:

- (a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.
- (b) New Stapled Securities were issued pursuant to the private placement on 6 July 2015 to partially fund the acquisition of Sofitel Sydney Wentworth.
- (c) This represents 100% of the REIT Manager's management fee and property management fee payable in Stapled Securities.
- (d) 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.

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 30 September 2015

| | Note | FHT | |
|---|------|---|--|
| | | 1 Jul 2015 to 30 Sep 2015 ^(a) | 14 Jul 2014 to 30 Sep 2015 ^(a) |
| Weighted average number of Stapled Securities in issue | (b) | 1,343,297,023 | 1,226,592,952 |
| Total return for the Period after tax (S\$'000) | | 60,805 | 135,467 |
| Profit Per Unit based on weighted average number of Stapled Securities in issue (cents) | | 4.53 | 11.04 |
| Total number of issued Stapled Securities at end of Period | (c) | 1,368,026,070 | 1,368,026,070 |
| Distribution to Stapled Securityholders (S\$'000) | | 22,535 | 93,727 |
| DPU based on the total number of Stapled Securities entitled to distribution for the period from 1 July 2015 to 30 September 2015 (cents) | (d) | 1.66 | 7.56 |

Footnotes:

- (a) No comparative figures are provided as FHT was listed on SGX-ST on 14 July 2014.
 - (b) 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 30 September 2015 is based on the number of units entitled to distribution, being:
 - (i) The number of Stapled Securities in issue as at 30 September 2015 of 1,357,378,521; 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's management fee and property management fee payable for the period from 1 April 2015 to 30 September 2015 is 10,647,549**.

** 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.
 - (d) Income available for distribution for the period from 1 July 2015 to 5 July 2015 is part of the advanced distribution which was announced in FHT's announcement "Notice of Advanced Distribution Books Closure and Distribution Payment Dates" dated 25 June 2015. The advanced distribution for the period from 1 July 2015 to 5 July 2015 amounted to SGD 0.09 cents per Stapled Security paid out on 28 September 2015.
- The distributable income for the period from 6 July 2015 to 30 September 2015 of SGD 1.57 cents per Stapled Security will be paid on 29 December 2015.

7 Group net asset value ("NAV") per unit based on existing units in issue and to be issued as at 30 Sep 2015

| | Note | FHT |
|---|------|----------------------------|
| | | 30 Sep 2015 ^(a) |
| Number of Stapled Securities issued and issuable at end of period | (b) | 1,368,026,070 |
| Net asset value (S\$'000) | | 1,172,282 |
| Net asset value per Stapled Security (cents) | | 85.69 |

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 Security as at 30 September 2015 is 1,368,026,070 comprising:
 - (i) The number of Stapled Securities in issue as at 30 September 2015 of 1,357,378,521; 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's management fee and property management fee payable for the period from 1 April 2015 to 30 September 2015 is 10,647,549**.

** 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 30 September 2015

Please refer to Section 9 for a review of FHT's actual results for the period from 14 July 2014 to 30 September 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 30 September 2015.

9 Variance between the forecast and actual results

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

| | Note | FHT | | | | | |
|--|------|--|-------------------------|-------------|---|-------------------------|-------------|
| | | 1 Jul 2015 to 30 Sep 2015 ^(a) | | | 14 Jul 2014 to 30 Sep 2015 ^(a) | | |
| | | Actual | Forecast ^(c) | Inc / (Dec) | Actual | Forecast ^(c) | Inc / (Dec) |
| Gross revenue (S\$'000) | | 30,833 | 30,365 | 1.54% | 128,745 | 129,654 | -0.70% |
| Net property income (S\$'000) | | 25,685 | 24,945 | 2.97% | 105,721 | 105,094 | 0.60% |
| Income available for distribution (S\$'000) | (b) | 22,535 | 22,970 | -1.89% | 93,727 | 92,649 | 1.16% |
| Income available for distribution per Stapled Security (cents) | (b) | 1.66 | 1.68 | -1.19% | 7.56 | 7.37 | 2.58% |

Footnotes:

NM - Not meaningful

- (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) Income available for distribution for the period from 1 July 2015 to 5 July 2015 is part of the advanced distribution which was announced in FHT's announcement "Notice of Advanced Distribution Books Closure and Distribution Payment Dates" dated 25 June 2015. The advanced distribution for the period from 1 July 2015 to 5 July 2015 amounted to SGD 0.09 cents per Stapled Security paid out on 28 September 2015.
The distributable income for the period from 6 July 2015 to 30 September 2015 of SGD 1.57 cents per Stapled Security will be paid on 29 December 2015.
- (c) The forecast figures are extracted from (i) the Prospectus and pro-rated for the period from 14 July 2014 to 30 September 2015 and (ii) the Circular in relation to acquisition of Sofitel Sydney Wentworth and pro-rated from 7 July 2015 to 30 September 2015, except for non-recurring items such as stamp duties and one-off non-capitalised issuance costs incurred at both listing, acquisition of Sofitel Sydney Wentworth and private placement. In addition, forecasted figures have been adjusted to account for the deferment of the renovation for InterContinental Singapore from July 2014 to April 2015.

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

Operational Performance

During the financial quarter under review ended 30 September 2015 ("4Q FY2015"), Gross Revenue ("GR") increased by 1.5% at \$30.8 million while Net Property Income ("NPI") exceeded forecast by 3.0% at \$25.7 million. FHT increased its proportion of fixed-rate borrowings in the quarter, resulting in higher interest expenses, which brought Distributable Income ("DI") and Distribution Per Unit ("DPU") 1.9% and 1.2% lower than forecast at \$22.5 million and 1.66 cents respectively.

GR and NPI of the Singapore property portfolio were at SGD7.5 million and SGD6.0 million, which were 12% and 14% lower than forecast respectively. While Fraser Suites Singapore performed in line with forecast from high occupancies achieved in the reporting quarter, InterContinental Singapore's performance was softer than forecast as more rooms were taken out of inventory than previously forecasted during the on-going renovation. Despite the renovation, InterContinental Singapore held up with high occupancies of close to 90% based on available room inventory.

GR and NPI of The Westin Kuala Lumpur ("KL") were at MYR6.6 million and MYR6.1 million, which were 16% and 18% lower respectively compared to its forecast. Corporate demand had begun to stabilise at The Westin KL despite the continued weakness of the KL market. While general hospitality fundamentals are still weak with the continued decline in the oil and gas industry and general economic and political uncertainty, the gap in GR and NPI had narrowed on the back of the property's increasing effort to drive additional group business into the hotel and increasing the wholesale market segment.

The Japan property continued its strong performance and GR exceeded forecast by 14% at JPY317.2 million. NPI was 17% higher at JPY259.5 million. The ANA Crowne Plaza enjoyed good rates and healthy occupancy especially during the Obon week in August 2015 with strong domestic and international travel.

GR and NPI of the Australia properties achieved AUD8.2 million and AUD7.1 million, which were 22% and 25% respectively higher than forecast. Demand for accommodation was well-supported by strong corporate and leisure demand with events such as the Sydney Film Festival and Netball World Cup during the quarter.

The United Kingdom ("UK") properties recorded a stable performance with strong occupancies from corporate and leisure travel. GR and NPI achieved GBP4.2 million and GBP3.4 million, exceeding forecast by 8% and 13% respectively.

Full Year FY2015

During the financial period under review from 14 July 2014 to 30 September 2015 ("Full Year FY2015" or "FY2015"), GR was marginally 0.7% under forecast at \$128.7 million while NPI exceeded forecast by 0.6% at \$105.7 million due to lower owners' expenses during the reporting period.

DI for FY2015 was 1.2% higher than forecast at \$93.7 million, which translated to an increase of 2.6% in DPU of 7.56 cents.

For FY2015, Japan, Australia and the UK properties turned in strong performance which balanced the softer Singapore and KL markets. The Singapore property portfolio registered lower GR and NPI of 6.2% and 6.1% respectively compared to its full year forecast. During the reporting period, Fraser Suites Singapore faced headwinds with the weak rental market amid increased competition from new accommodation supply. Due to the rescheduling of the asset enhancement project, InterContinental Singapore experienced more out of inventory rooms than previously budgeted during FY2015.

GR and NPI of The Westin KL dipped 17.3% and 19.5% respectively compared to its forecast. Since the aircraft incidents, the KL market continued to face resistance as a result of a slower economy, softer consumer spending and weaker corporate travel demand with a lacklustre oil & gas market. With national carrier Malaysia Airlines' reduction of international long haul flights to and from the country, occupancy contracted across KL. Introduction of Goods and Services Tax in April 2015, increasing supply of hotels in KL and the continued political uncertainty also weighed negatively on the KL hospitality market.

The strong performance of the Japan property contributed to its GR and NPI growth of 12.3% and 13.6% respectively compared to its forecast. The high occupancies and revenue were mainly attributable to the peak travel months of October and November in 2014 as well as May and August in 2015. During FY2015, increased revenue from a full conference calendar also contributed to the higher revenue.

Australia properties, including the Sofitel Sydney Wentworth which was acquired in July 2015, achieved stellar performance that exceeded forecast by 16.0% and 20.4% for GR and NPI respectively for FY2015. During the reporting period, international leisure and corporate tourist arrivals to Sydney saw strong growth while domestic travel remained robust with the weakening Australian dollar.

The UK properties recorded a strong performance with strong occupancies in FY2015 and gained further traction in the corporate business segment. Overall GR and NPI exceeded forecast by 7.5% and 12.3% respectively.

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.

In July and August 2015, visitor arrivals to Singapore have improved by 4.2% and 6.6% respectively compared to the same months last year in 2014, after experiencing a decline of tourists in the earlier months¹. Generally, the hospitality industry in Singapore is expected to face pricing pressures as a result of increasing supply of rooms. According to Smith Travel Research Global ("STR Global"), revenue per available room ("RevPAR") is expected to decrease by about 5% in 2016². Ramping up its marketing campaign to target leisure, business and MICE arrivals from more than 15 markets worldwide, Singapore Tourism Promotion Board ("STB") targets to spend SGD20 million over the next 2 years in its largest collaboration with Singapore Airlines and Changi Airport Group³. STB continues to reposition Singapore to appeal to high yielding tourists for both business and leisure. Passenger volume at Changi Airport increased by 6.8% to 4.9 million from January to July 2015 compared to the same period in 2014⁴.

In Malaysia, inbound and outbound tourist arrivals dropped about 30% in the first half of 2015 due to the introduction of Goods and Services Tax as well as the soft world and local economy among other factors⁵. Arrivals were also partly affected by national carrier Malaysian Airlines' estimated 18% cut of its international passenger capacity in a bid to restructure and boost profitability post the aircraft incidents⁶. Average daily rate ("ADR") is expected to fall about 12-13% in KL by end 2015 due to large supply of upscale and luxury hotel rooms on top of economic and political instability⁷. To boost tourism, Malaysia's government set up a Fujian-Malaysia tourism promotion centre in KL to attract more Chinese tourists and signed a global partnership agreement in June 2015 with Etihad Airways to boost inbound tourism from UK, Europe, US and Middle East. With the weakening ringgit making Malaysia a more affordable destination, international tourist arrivals may improve while domestic travel within Malaysia is expected to increase.

For Japan, international tourist arrivals are expected to continue its strong momentum to the end of 2015 with international tourist arrivals up 49.1% in January to August 2015 compared to the previous year, to reach an all-time high of 12.9 million⁸. In Kobe, in the first six months of 2015, the number of overnight visitors was up by 12.2% to 1.9 million while foreign visitors jumped 68.6% to 253,000 compared to the same period in 2014⁹. Kobe is poised to continue to ride on the strong international arrivals to Japan as one of the major cities in the Kansai region.

Sydney remained the most visited state with 3.1 million international visitors along with achieving the highest tourist expenditure in Australia from January to June 2015¹⁰. According to STR Global, strong occupancy and ADR growth drove RevPAR for Sydney in the first six months of 2015 to rise 6.9% to AUD175.34 compared to the same period in 2014. With the weakening Australian dollar, strong international arrivals and buoyant domestic travel are expected to continue. For the next few years, ADR in Sydney is expected to grow about 3% each year while occupancy for the hotels maintains above 80%¹¹.

In the UK, tourist visits increased 3% to nearly 20.5 million in the months from January to July 2015 compared to the same period in 2014¹². During January to July 2015, ADR in London increased 14.2% on the back of high occupancy levels and reflected the city's popularity as a tourism destination¹³. Given its wide base of visitor arrivals, London benefits from multi-purpose tourism and is expected to continue to be a world famous destination. Edinburgh and Glasgow also experienced RevPAR growth of 3% to above GBP60 and 9% to over GBP55 respectively. The current trend of growth across Scotland's primary cities is expected to continue over the next 2 years¹⁴.

¹Singapore Tourism Board, 9 Oct 2015

²STR Global, Regional Performance Trends with outlook for 2016, Oct 2015

³The Straits Times, 30 Jun 2015 "\$20 million tie-up to boost Singapore's tourism numbers"

⁴Savills Singapore Market Review, Sep 2015

⁵The Star Online, 11 Aug 2015 "Major drop in number of tourist arrivals"

⁶HVS Malaysia, Oct 2015

⁷HVS Malaysia, Oct 2015

⁸Japan National Tourism Agency, Aug 2015

⁹Savills Kobe Market Review, Sep 2015

¹⁰Tourism Research Australia, Jul 2015

¹¹Savills Sydney market review, Sep 2015

¹²Visit Britain, Jul 2015

¹³Savills London market review, Sep 2015

¹⁴Savills Edinburgh, Glasgow market review, Sep 2015

11 Distributions

11(a) Current financial period

| | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-------|--|------------------------|---------------------------------|------|------------------------------------|------|--------------------------|------|--|-------------|--|-------|--|------------------------|---------------------------------|--------|------------------------------------|--------|--------------------------|--------|--|---------------|
| Any distribution declared for the current financial period? | Yes. | | | | | | | | | | | | | | | | | | | | | | | | |
| Name of Distribution | (i) Distribution for period from 1 July 2015 to 5 July 2015 (paid out on 28 September 2015). (ii) Distribution for period from 6 July 2015 to 30 September 2015. | | | | | | | | | | | | | | | | | | | | | | | | |
| Distribution Type | (a) Taxable income (b) Tax-exempt income (c) Capital distribution | | | | | | | | | | | | | | | | | | | | | | | | |
| Distribution Rate | <p>(i) Distribution for period from 1 July 2015 to 5 July 2015 (paid out on 28 September 2015)</p> <table> <tr> <td></td><td>Cents</td></tr> <tr> <td></td><td>(Per Stapled Security)</td></tr> <tr> <td>(a) Taxable income distribution</td><td>0.02</td></tr> <tr> <td>(b) Tax-exempt income distribution</td><td>0.01</td></tr> <tr> <td>(c) Capital distribution</td><td>0.06</td></tr> <tr> <td></td><td><u>0.09</u></td></tr> </table> <p>(ii) Distribution for period from 6 July 2015 to 30 September 2015</p> <table> <tr> <td></td><td>Cents</td></tr> <tr> <td></td><td>(Per Stapled Security)</td></tr> <tr> <td>(a) Taxable income distribution</td><td>0.2976</td></tr> <tr> <td>(b) Tax-exempt income distribution</td><td>0.1841</td></tr> <tr> <td>(c) Capital distribution</td><td>1.0928</td></tr> <tr> <td></td><td><u>1.5745</u></td></tr> </table> | | Cents | | (Per Stapled Security) | (a) Taxable income distribution | 0.02 | (b) Tax-exempt income distribution | 0.01 | (c) Capital distribution | 0.06 | | <u>0.09</u> | | Cents | | (Per Stapled Security) | (a) Taxable income distribution | 0.2976 | (b) Tax-exempt income distribution | 0.1841 | (c) Capital distribution | 1.0928 | | <u>1.5745</u> |
| | Cents | | | | | | | | | | | | | | | | | | | | | | | | |
| | (Per Stapled Security) | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Taxable income distribution | 0.02 | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Tax-exempt income distribution | 0.01 | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) Capital distribution | 0.06 | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>0.09</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| | Cents | | | | | | | | | | | | | | | | | | | | | | | | |
| | (Per Stapled Security) | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) Taxable income distribution | 0.2976 | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) Tax-exempt income distribution | 0.1841 | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) Capital distribution | 1.0928 | | | | | | | | | | | | | | | | | | | | | | | | |
| | <u>1.5745</u> | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 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.</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 and tax-exempt dividend income received from subsidiary 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 December 2015

11(d) Books closure date

11 November 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 Securityholders for IPTs.

14 Segment Revenue and Results

14 Jul 2014 to 30 Sep 2015^(a)

| | Singapore | Australia | Malaysia | Japan | United Kingdom | Total |
|--|-----------|-----------|----------|---------|----------------|-----------|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Gross revenue | 39,916 | 24,198 | 10,918 | 18,244 | 35,469 | 128,745 |
| Property operating expenses | (6,967) | (4,787) | (868) | (3,156) | (7,246) | (23,024) |
| Segment net property income | 32,949 | 19,411 | 10,050 | 15,088 | 28,223 | 105,721 |
| Acquisition fee | - | (1,164) | - | - | - | (1,164) |
| Net change in fair value of investment properties | 7,710 | 16,937 | (4,403) | 30,064 | 66,363 | 116,671 |
| Payment Top-Up | 6,790 | - | - | - | - | 6,790 |
| Other income | 507 | 21 | - | - | - | 528 |
| Unallocated items: | | | | | | |
| Interest income | - | - | - | - | - | 300 |
| Trust expenses | - | - | - | - | - | (21,523) |
| Other expenses in relation to IPO, asset acquisition and Private Placement | - | - | - | - | - | (40,599) |
| Finance costs | - | - | - | - | - | (17,758) |
| Foreign exchange differences, net | - | - | - | - | - | 2,584 |
| Net change in fair value of derivative financial instruments | - | - | - | - | - | 1,744 |
| Realised gain on derivative financial instruments | - | - | - | - | - | 159 |
| Total return for the period, before income tax | | | | | | 153,453 |
| Taxation | | | | | | (17,986) |
| Total return for the period | | | | | | 135,467 |
| Reportable segmental non-current assets | 853,630 | 410,001 | 144,241 | 163,002 | 398,150 | 1,969,024 |
| Reportable segmental current assets | 14,979 | 8,356 | 2,527 | 21,745 | 15,076 | 62,683 |
| Total assets for reportable segments | 868,609 | 418,357 | 146,768 | 184,747 | 413,226 | 2,031,707 |
| Capital expenditure | 13,240 | 86 | - | 1,655 | 336 | 15,317 |

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

15 In the review of the performance, the factors leading to any material changes in contribution to turnover and earnings by the business or geographical segments

Please refer to paragraph 9 for review of the actual performance against forecast results.

16 Breakdown of Revenue

| | 14 Jul 2014 to 30 Sep 2015 ^(a) |
|--|---|
| | S\$'000 |
| Gross revenue for first half year (14 Jul 2014 to 31 Mar 2015) | 74,197 |
| Total return for first half year (14 Jul 2014 to 31 Mar 2015) | 57,314 |
| Gross revenue for second half year (1 Apr 2015 to 30 Sep 2015) | 54,548 |
| Total return for second half year (1 Apr 2015 to 30 Sep 2015) | 78,153 |

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

17 Breakdown of Total Annual Distribution

14 Jul 2014 to 31 Mar 2015

1 Apr 2015 to 5 Jul 2015 ^(b)

6 Jul 2015 to 30 Sep 2015

| 14 Jul 2014 to 30 Sep 2015(a) |
|--|
| S\$'000 |
| 44,469 |
| 27,813 |
| Please refer to Section 11 (a) for details |

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

(b) Advanced income distribution.

18 Use of proceeds from Equity Fund Raising

On 25 June 2015, FHT announced the launch of a private placement of 150.0 million new Stapled Securities of FHT to raise gross proceeds of approximately S\$123.0 million to partially fund the acquisition of Sofitel Sydney Wentworth. The private placement of 150.0 million new Stapled Securities of FHT (the "Private Placement") closed on 26 June 2015 and the 150.0 million new Stapled Securities were issued and listed on 6 July 2015.

The proceeds of approximately S\$120 million have been utilised to part finance the purchase consideration of Sofitel Sydney Wentworth. Out of the S\$2.9 million raised for the professional and other fees and expenses incurred in connection with the acquisition, S\$0.5 million remains unpaid as at 30 September 2015. The proceeds of approximately S\$0.1 million has been used for working capital purposes and it has been fully disbursed as at 30 September 2015.

Such use of proceeds from the Private Placement is in accordance with the intended use of proceeds previously disclosed in FHT's announcements dated 25 and 26 June 2015 in relation to, among other things, the Private Placement.

19 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.

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.

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

As at 30 September 2015, the value of the Australian assets comprised in FH-REIT's portfolio is 20.18% of the total asset value of FH-REIT. FH-BT was dormant as at 30 September 2015. Consequently, FHT is not considered an AULTE.

As at 30 September 2015, FHT has gross Australian assets of approximately AUD409.6 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.

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.

20 Disclosure pursuant to Rule 704(13) of the listing manual

Pursuant to Rule 704(13) of the Listing Manual of Singapore Exchange Securities Trading Limited, Frasers Hospitality Asset Management Pte. Ltd., being the manager of Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Trust Management Pte. Ltd., being the trustee-manager of Frasers Hospitality Business Trust (collectively, the "Managers") confirm that there is no person occupying a managerial position in the Managers or in any of the principal subsidiaries of FHT who is a relative of a Director, Chief Executive Officer, substantial shareholder of the Managers or substantial Stapled Securityholder of FHT.

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 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 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 Treruanchachada

Company Secretary

29 October 2015