

## FCT 1Q19 DPU up 0.7% year-on-year to 3.02 cents

- ◆ Revenue growth led by Changi City Point and Northpoint City North Wing which grew 12.7% and 4.5% year-on-year on higher average gross rental rate, better turnover rent and higher occupancy
- ◆ Mall occupancy improved quarter-on-quarter at all malls
- ◆ Portfolio average rental reversion of 6.9% for the 58 leases renewed during the quarter

### SINGAPORE, 21 JANUARY 2019

Fraser's Centrepoint Asset Management Ltd. ("FCAM"), the manager of Fraser's Centrepoint Trust ("FCT"), is pleased to announce distribution per unit ("DPU") of 3.02 cents for the period from 1 October to 31 December 2018 ("1Q19"), up 0.7% year-on-year.

Unitholders can expect to receive their 1Q19 DPU on 28 February 2019. The Ex-Date is 28 January 2019 and the Books Closure Date is 29 January 2019.

Dr Chew Tuan Chiong, Chief Executive Officer of FCAM, said, "FCT has registered another good set of results for the first quarter in the new financial year 2019. Mall occupancy improved quarter-on-quarter at all malls and we achieved good portfolio average rental reversion of 6.9% for the leases renewed during the quarter. Our portfolio of suburban malls continues to deliver steady performance through combination of active lease management, tenant-remixing strategy and capital structure management. Going forward, we will continue to focus on improving the financial performance of FCT as well as on acquisition strategies to drive further growth."

### Summary of 1Q19 Results

	1Q19 1/10/18 to 31/12/18	1Q18 1/10/17 to 31/12/17	Increase/ (Decrease)
Gross revenue (\$'000)	49,281	47,910	2.9%
Net property income (\$'000)	35,387	34,513	2.5%
Distribution to unitholders (\$'000)	28,021	27,772	0.9%
Distribution per unit (cents)	3.02	3.00	0.7%

### Revenue and net property income growth led by Changi City Point and Northpoint City North Wing

Gross revenue for 1Q19 was up 2.9% year-on-year to \$49.3 million and net property income for the quarter was up 2.5% at \$35.4 million. The growth was led by Changi City Point (12.7% growth in revenue) and Northpoint City North Wing (4.5% revenue growth) on improved gross rental income and higher turnover rent achieved. Causeway Point registered revenue growth of 1.1%. Overall growth was partially offset by the three smaller malls in the portfolio, which saw year-on-year declines in both revenue and net property income during the quarter, due mainly to lower average rental rates.

### Solid financial position with gearing at 28.8%

FCT's financial position remains solid with gearing level at 28.8% as at 31 December 2018. The all-in average cost of borrowings was 2.7% and the weighted average debt maturity was 1.8 years. FCT has approximately 54% of its borrowings on fixed or hedged-to-fixed interest rates. FCT's net asset value and net tangible asset remained unchanged at \$2.08 per unit from the previous quarter 4Q18.

### **Healthy portfolio rental reversion and improved occupancy**

During 1Q19, 58 leases accounting for 10.7% of FCT's total net lettable area ("NLA") were renewed at an average rental reversion of +6.9%. The portfolio occupancy as at 31 December 2018 was 96.4%, higher than the 92.6% registered in the same quarter in the previous year. Occupancy at Anchorpoint improved to 95.0% from 88.8% in the previous quarter following the commencement of the lease of a tenant which occupies about 6% of the mall's NLA.

### **Higher portfolio shopper traffic**

1Q19 portfolio shopper traffic, excluding Northpoint City North Wing, was up 3.5% year-on-year. All malls except Bedok Point, saw higher shopper traffic during quarter. Shopper Traffic at Northpoint City was up 64.9% year-on-year following the progressive increase in occupancy at Northpoint City North Wing and the opening of the South Wing. The portfolio tenants' sales for September to November 2018 declined slightly by 0.9% year-on-year.

### **Outlook**

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

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

**END**

### **About Frasers Centrepoint Trust**

Frasers Centrepoint Trust ("FCT") is a leading developer-sponsored retail real estate investment trust (REIT). FCT's property portfolio comprises the following suburban retail properties in Singapore: Causeway Point, Northpoint City North Wing (including Yishun 10 Retail Podium), Anchorpoint, YewTee Point, Bedok Point and Changi City Point. The combined appraised value of FCT's property portfolio is \$2.75 billion as at 31 December 2018. FCT malls are strategically located in various established residential townships and have a large and diversified tenant base covering a wide variety of trade sectors. FCT also holds a 31.15% stake in Hektar Real Estate Investment Trust, a retail-focused REIT in Malaysia listed on the Main Market of Bursa Malaysia Securities Berhad.

FCT is focused on increasing shareholder value by pursuing organic, enhancement and acquisition growth strategies. With proactive lease management initiatives, FCT is well placed to achieve sustainable rental growth. To unlock the full potential of its assets, FCT continues to enhance existing assets to maximise their performance. The potential acquisitions of new assets will help FCT gain greater scale and drive further income growth for unitholders.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 5 July 2006, FCT is managed by Frasers Centrepoint Asset Management Ltd., a real estate management company and a subsidiary of Frasers Property Limited.

For more information on FCT, please visit [www.fct.sg](http://www.fct.sg)

### **About Frasers Property Limited**

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Group"), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST") and headquartered in Singapore, the Group has total assets of approximately S\$32 billion as at 30 September 2018.

Frasers Property's assets range from residential, retail, commercial and business parks, to logistics and industrial in Singapore, Australia, Europe, China and Southeast Asia. Its well-established hospitality business owns and/or operates serviced apartments and hotels in over 80 cities across Asia, Australia, Europe, the Middle East and Africa. The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging on its knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

**PRESS RELEASE**



Fraser's Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Fraser's Centrepoint Trust, Fraser's Commercial Trust, and Fraser's Logistics & Industrial Trust are focused on retail, commercial, and logistics and industrial properties respectively. Fraser's Hospitality Trust (comprising Fraser's Hospitality Real Estate Investment Trust and Fraser's Hospitality Business Trust) is a stapled trust focused on hospitality properties.

For more information on Fraser's Property, please visit [frasersproperty.com](http://frasersproperty.com).

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