



**FRASERS COMMERCIAL TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE QUARTER ENDED 31 DECEMBER 2011**

FRASERS COMMERCIAL TRUST ("FCOT" or the "Trust") is a real estate investment trust established under a Trust Deed dated 12 September 2005 (as restated, amended and supplemented) entered into between Frasers Centrepoint Asset Management (Commercial) Ltd (as manager of FCOT) (the "Manager") and British and Malayan Trustees Limited (as trustee of FCOT) (the "Trustee").

The principal activities of FCOT and its subsidiaries (the "Group") are those relating to investment in a portfolio of commercial real estate and real estate related assets with the primary objective of delivering regular and stable distributions to Unitholders, and to achieve long-term growth in such distributions and the net asset value per Ordinary Unit of FCOT ("Unit").

The property portfolio of FCOT as at 31 December 2011 consists of nine properties as follows:-

Singapore

100.0% direct interests in the China Square Central property ("China Square Central") and the 55 Market Street property ("55 Market Street"), both located in the Singapore central business district ("CBD"), in the KeyPoint property ("KeyPoint") located at 371 Beach Road, Singapore and in the Alexandra Technopark property ("ATP") located at 438A/438B Alexandra Road, Singapore.

Australia

50.0% indirect interests in Central Park located in Perth, Australia ("Central Park") and the Caroline Chisholm Centre located in Canberra, Australia ("Caroline Chisholm Centre").

Japan

100.0% indirect interests in the Galleria Otemae Building located in Osaka, Japan ("Galleria Otemae"), the Azabu Aco Building located in Tokyo, Japan ("Azabu Aco") and the Ebara Techno-Serve Headquarters Building located in Tokyo, Japan ("Ebara Techno-Serve").

On 22 November 2011, the Group entered into a 3-year transferable term loan facility of A\$105.0 million with Commonwealth Bank of Australia, Singapore Branch. This transferable term loan facility has been drawn down on 28 November 2011 to primarily prepay the outstanding amounts under the A\$150.0 million 3-year transferable term loan facility under the facility agreement dated 10 December 2009.

SUMMARY OF CONSOLIDATED RESULTS OF FCOT AND ITS SUBSIDIARIES
 - 1 October 2011 to 31 December 2011 ("1Q2012") vs 1 October 2010 to 31 December 2010 ("1Q2011")

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Gross revenue	30,661	28,981	6%
Net property income	24,633	22,946	7%
Total return for the period after income tax and before distribution	8,200	10,867	(25%)
Income available for distribution to Series A Convertible Perpetual Preferred Units ("CPPU") holders	4,735	4,748	-
Income available for distribution to Unitholders	9,606	7,896	22%
Total income available for distribution to CPPU holders and Unitholders	14,341	12,644	13%
Income available for distribution per Unit (cents)			
<u>CPPU Holders</u>			
For the period	1.38	1.39	(1%)
Annualised	5.50	5.50	-
<u>Unitholders</u>			
For the period	1.51	1.25 ⁽²⁾	21%
Annualised	6.01	4.96 ⁽²⁾	21%

Footnotes:

- (1) The number of Units used to calculate the amount available for distribution per Unit ("DPU") is 637,814,207. Please see Section 1(d)(ii) for the details of changes in the number of Units.
- (2) The number of Units used to calculate the DPU has been adjusted for the effect of the consolidation of every five existing Units held by Unitholders into one consolidated Unit ("Unit Consolidation") completed on 11 February 2011.

1(a) Consolidated Statement of Total Return together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Gross revenue ⁽¹⁾	30,661	28,981	6%
Property operating expenses ⁽²⁾	(6,028)	(6,035)	-
Net property income ⁽³⁾	24,633	22,946	7%
Interest income	124	93	33%
Manager's management fees	(3,232)	(3,188)	1%
Trust expenses	(416)	(563)	(26%)
Allowance for impairment of receivables	-	(2)	NM
Finance costs ⁽⁴⁾	(13,323)	(11,801)	13%
Net income before changes in foreign exchange, fair value of investment properties, other investment and derivative financial instruments, income tax and distribution	7,786	7,485	4%
Foreign exchange gain	431	193	NM
Net change in fair value of investment properties ⁽⁵⁾	(553)	51	NM
Net change in fair value of other investment and derivative financial instruments ⁽⁶⁾	1,467	3,844	(62%)
Realised loss on derivative financial instruments ⁽⁷⁾	(470)	(95)	NM
Total return before income tax	8,661	11,478	(25%)
Taxation	(461)	(611)	(25%)
Total return for the period	8,200	10,867	(25%)

NM - Not meaningful

Reconciliation of Total Return for the Period to Income Available for Distribution

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Total return for the period	8,200	10,867	(25%)
Non tax-deductible / (non-taxable) items and other adjustments:			
Management fees paid / payable in Units	2,586	2,710	(5%)
Trustees' fees	184	193	(5%)
Amortisation and expensing of borrowing costs	5,673	3,132	81%
Net change in fair value of investment properties	553	(51)	NM
Net change in fair value of other investment and derivative financial instruments	(1,467)	(3,844)	(62%)
Deferred income tax expense	311	524	(41%)
Effects of recognising accounting income on a straight line basis over the lease term	(471)	103	NM
Allowance for impairment of receivables	-	2	(100%)
Realised loss on derivative financial instruments ⁽⁷⁾	437	-	NM
Other non tax deductible items and temporary differences ⁽⁸⁾	(1,665)	(992)	68%
Net effect of (non-taxable) / non-tax deductible items and other adjustments	6,141	1,777	246%
Income available for distribution to Unitholders and CPPU holders	14,341	12,644	13%
Income available for distribution attributable to:			
- CPPU holders ⁽⁹⁾	4,735	4,748	-
- Unitholders ⁽¹⁰⁾	9,606	7,896	22%
	14,341	12,644	13%
Unitholders' distribution comprise:			
- from operations	6,627	7,896	(16%)
- from capital returns ⁽¹¹⁾	2,979	-	NM
	9,606	7,896	22%

NM - Not meaningful

Footnotes:

- (1) Gross revenue includes base rental income, car park income, service charges (payable by the tenants towards property expenses of the properties such as air-conditioning, utility charges and cleaning charges), public car park revenue and turnover rent. The composition of gross revenue by property is as follows:

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
China Square Central	4,387	4,387	-
55 Market Street	1,498	1,387	8%
KeyPoint	4,036	3,884	4%
Alexandra Technopark	5,500	5,500	-
Central Park	9,133	7,281	25%
Caroline Chisholm Centre	3,241	3,105	4%
Cosmo Plaza	-	651	NM
Azabu Aco	457	438	4%
Galleria Otemae	1,723	1,699	1%
Ebara Techno-Serve	686	649	6%
	30,661	28,981	6%

- (2) The composition of the property operating expenses by major items is as follows:-

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Property maintenance expenses	1,597	1,746	(9%)
Property management fees	463	455	2%
Property tax	903	872	4%
Utilities	1,433	1,326	8%
Professional fees	623	821	(24%)
Insurance	109	120	(9%)
Council rates	310	259	20%
Amortisation of leasing commission	128	164	(22%)
Other operating expenses	462	272	70%
	6,028	6,035	-

NM - Not meaningful

Footnotes:

- (3) The composition of the net property income by property is as follows:-

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
China Square Central	4,239	4,237	-
55 Market Street	1,010	1,074	(6%)
KeyPoint	2,776	2,796	(1%)
Alexandra Technopark	5,329	5,329	-
Central Park	6,620	5,103	30%
Caroline Chisholm Centre	2,677	2,679	-
Cosmo Plaza	-	(231)	NM
Azabu Aco	318	312	2%
Galleria Otemae	1,075	1,100	(2%)
Ebara Techno-Serve	589	547	8%
	24,633	22,946	7%

- (4) The composition of finance costs is as follows:-

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Interest expenses	7,650	8,669	(12%)
Capitalised borrowing costs expensed off	2,985	-	NM
Amortisation of borrowing costs	2,688	3,132	(14%)
	13,323	11,801	13%

Capitalised borrowing costs of approximately S\$3.0 million (1Q2010: Nil) which was attributable to the prepaid AUD Facility was expensed off during 1Q2011.

- (5) The net change in fair value of investment properties in 1Q2012 and 1Q2011 were related to the adjustment of the changes in carrying value of the investment properties during the respective quarter. The changes in the carrying value of the investment properties mainly arose from the recognition of rental income on a straight line basis in accordance with the Singapore Financial Reporting Standards and the increase in leasing fees capitalised, net of amortisation.

Footnotes:

- (6) The composition of net change in fair value of other investment and derivative financial instruments is as follows:-

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Fair value gain on derivative financial instruments	1,467	1,200	22%
Fair value gain on other investment	-	2,644	NM
	1,467	3,844	(62%)

NM – Not meaningful

- (7) Included in the realised loss on derivative financial instruments are the following:

	Group		
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	Change
	S\$'000	S\$'000	%
Loss arising from termination of interest rate swaps	437	-	NM
Loss arising from realisation of foreign currency forward contract	33	95	NM
	470	95	NM

NM – Not meaningful

The loss arising from termination of interest rate swaps is a non-taxable item and has no impact on distributable income.

- (8) Other non tax deductible items and temporary differences comprise primarily of foreign-sourced income yet to be distributed to the Trust and other non-tax deductible/ non-taxable items.
- (9) Each Series A CPPUs shall entitle the Series A CPPU holders to receive a distribution of an amount equivalent to 5.50% per annum of the issue price of S\$1.00 each of Series A CPPU.
- (10) FCOT's distribution policy is to distribute at least 90% of its taxable income and tax-exempt income to the Unitholders.
- (11) Unitholders' distribution from capital returns relates to the distribution available to Unitholders arising from the capital reduction of a subsidiary to distribute earnings trapped due to non-cash items.

1(b)(i) Statements of Financial Position, together with the comparative statements as at the end of the immediately preceding financial year

	Group		Trust	
	31/12/2011	30/09/2011	31/12/2011	30/09/2011
	S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets				
Investment properties ⁽¹⁾	1,954,313	1,942,008	1,325,000	1,325,000
Subsidiaries	-	-	266,002	266,002
Fixed assets	20	21	20	21
	1,954,333	1,942,029	1,591,022	1,591,023
Current assets				
Trade and other receivables	10,422	9,114	59,929	67,130
Derivative financial instruments ⁽²⁾	4	69	3	55
Cash and bank balances	87,255	90,474	53,153	59,298
	97,681	99,657	113,085	126,483
Total assets	2,052,014	2,041,686	1,704,107	1,717,506
Current liabilities				
Interest-bearing borrowings (net of transaction costs)	612,488	-	492,935	-
Trade and other payables	20,020	16,105	67,515	62,247
Current portion of security deposits	10,154	9,584	2,036	1,699
Derivative financial instruments ⁽²⁾	4,153	5,668	3,101	4,576
Provision for taxation ⁽³⁾	8,536	41	-	-
	655,351	31,398	565,587	68,522
Net current (liabilities) / assets	(557,670)	68,259	(452,502)	57,961
Non-current liabilities				
Interest-bearing borrowings (net of transaction costs)	134,475	735,137	-	490,817
Non-current portion of security deposits	4,010	3,772	4,010	3,772
Deferred tax liabilities ⁽⁴⁾	52,357	51,253	-	-
	190,842	790,162	4,010	494,589
Total liabilities	846,193	821,560	569,597	563,111
Net assets	1,205,821	1,220,126	1,134,510	1,154,395
Represented by:				
Ordinary Unitholders' funds	863,321	877,626	792,010	811,895
CPPU holders' funds	342,500	342,500	342,500	342,500
	1,205,821	1,220,126	1,134,510	1,154,395

Footnotes:

- (1) The investment properties were valued at their fair values based on independent valuations as at 30 September 2011 and subsequently adjusted for capital expenditure. As at 31 December 2011, the carrying amounts of the investment properties approximate their fair values.

The increase in investment properties was mainly due to appreciation of Australian Dollar as at 31 December 2011 as compared to 30 September 2011 and capital expenditure.

- (2) Derivative financial instruments relate to fair values of interest rate swaps and caps entered into in respect of FCOT's borrowings and fair values of foreign currency forward contracts.
- (3) The provision for taxation as at 31 December 2011 mainly arose due to tax refund received by a subsidiary in overseas jurisdiction being set aside for tax payable by another subsidiary.
- (4) Deferred tax is provided for in respect of the potential capital gains arising from the changes in fair value of an overseas property.

1(b)(ii) Aggregate amount of borrowings and debt securities

Amount repayable in one year or less, or on demand

Group			
As at 31/12/2011		As at 30/09/2011	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
619,738	-	-	-

Amount repayable after one year

Group			
As at 31/12/2011		As at 30/09/2011	
Secured S\$'000	Unsecured S\$'000	Secured S\$'000	Unsecured S\$'000
135,095	-	747,964	-

Details of any collateral

The secured borrowings comprise the following:-

(1) S\$500.0 million Transferable Term Loan Facility

On 22 September 2009, British and Malayan Trustees Limited (the "Trustee"), as trustee of Frasers Commercial Trust ("FCOT"), entered into a facility agreement pursuant to which DBS Bank Ltd., Oversea-Chinese Banking Corporation Limited ("OCBC"), Standard Chartered Bank and Commonwealth Bank of Australia, Singapore Branch agreed to extend to the Trustee, as trustee of FCOT, a transferable term loan facility of S\$500.0 million (the "SGD Facility") for a term of three years from the date of drawdown of the SGD Facility. As at 31 December 2011, the outstanding amount under the SGD Facility amounted to S\$500.0 million. The SGD Facility bears interest at the swap-offer rate plus a margin.

Details of any collateral (cont'd)

(1) S\$500.0 million Transferable Term Loan Facility (cont'd)

As security under the SGD Facility, FCOT granted in favour of OCBC as security trustee under the SGD Facility, such security which includes the following:

- (a) mortgages over FCOT's Singapore properties, namely China Square Central, 55 Market Street, Keypoint and Alexandra Technopark (collectively, the "Singapore Properties");
- (b) security assignments over the relevant leases, lease guarantees, insurance contracts and sale and purchase agreements in respect of Singapore Properties; and
- (c) charge and assignment over all of FCOT's present and future rights, title and interest, in all bank accounts into which the rental proceeds from the Singapore Properties are paid.

(2) A\$150.0 million Transferable Term Loan Facility

On 10 December 2009, Frasers Commercial Sub No. 3 Pte. Ltd. ("Frasers Sub 3"), a wholly-owned subsidiary of FCOT, entered into a facility agreement pursuant to which Commonwealth Bank of Australia, Singapore Branch agreed to extend to Frasers Sub 3, a transferable term loan facility of A\$150.0 million (the "AUD Facility") for a term of three years from the date of drawdown of the AUD Facility. The outstanding amounts under the AUD Facility had been fully prepaid on 28 November 2011 and FCOT and its subsidiaries no longer have any obligations or liabilities under the AUD Facility.

(3) A\$105.0 million Transferable Term Loan Facility

On 22 November 2011, Frasers Commercial Sub No. 3 Pte. Ltd. ("Frasers Sub 3"), a wholly-owned subsidiary of FCOT, entered into a facility agreement pursuant to which Commonwealth Bank of Australia, Singapore Branch agreed to extend to Frasers Sub 3, a transferable term loan facility of A\$105.0 million (the "New AUD Facility") for a term of three years from the date of drawdown of the AUD Facility.

The New AUD Facility has been drawn down on 28 November 2011 to primarily prepay the outstanding amounts under the A\$150.0 million 3-year transferable term loan facility under the facility agreement dated 10 December 2009. As at 31 December 2011, the outstanding amount under the AUD Facility amounted to A\$104.2 million. The New AUD Facility bears interest at the BBSY rate plus a margin.

As security under the New AUD Facility, FCOT and its relevant subsidiaries have granted in favour of CBA Corporate Services (NSW) Pty Ltd, as security trustee under the New AUD Facility, the following securities:

- (a) mortgage over FCOT's interest in Central Park;
- (b) equitable mortgages and/or charges over FCOT's interest in Central Park and all units or shares (where applicable) issued by the relevant subsidiaries and sub-trust of FCOT;
- (c) fixed and floating charges over the assets of Central Park Landholding Trust, which holds FCOT's interest in Central Park;
- (d) assignment over the relevant leases, lease guarantees, insurance contracts, income support deeds and sale and purchase agreements in respect of the relevant subsidiaries of FCOT;
- (e) assignment over any inter-company loans in respect of certain relevant subsidiaries of FCOT;
- (f) charge over the relevant bank accounts of the Trustee, as trustee of FCOT, and its relevant subsidiaries, into which distributions of net rental proceeds from Central Park are paid;
- (g) guarantee by the Trustee, as trustee of FCOT, and certain relevant subsidiaries of FCOT; and
- (h) a debenture over Frasers Sub 3.

Details of any collateral (cont'd)

(4) Fixed Rate Term Specified Bonds

Fraser's Commercial Tozai No. 2 TMK ("Fraser's Tozai TMK"), issued bonds amounting to ¥7,140,000,000 ("Tozai Bonds") with fixed interest rates of 2.45% to Credit Suisse Securities (Japan) Limited ("Credit Suisse"). On 30 September 2008, Credit Suisse transferred the Tozai Bonds to Shinsei Trust & Bank Co., Ltd, on the same terms and conditions.

Fraser's Tozai TMK is a tokutei mokuteki kaisha, established under the Japan Law Regarding Securitisation of Assets (No.105 of 1998, as amended) and is controlled and sponsored by FCOT. Fraser's Tozai TMK hold the beneficial interest in the relevant trust that holds legal title to FCOT's Japanese properties, namely Galleria Otemae, Azabu Aco and Ebara Techno-Serve.

The Tozai Bonds will mature on 1 November 2012. Bondholders have recourse to Fraser's Tozai TMK, issuers of the bonds.

1(c) A cash flow statement (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Group	
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010
	S\$'000	S\$'000
Operating activities:		
Total return before income tax	8,661	11,478
Adjustments for:-		
Finance costs	7,650	8,669
Effect of recognising accounting income on a straight-line basis over the lease term	(471)	103
Allowance for impairment of receivables	-	2
Amortisation of leasing commission	128	164
Interest income	(124)	(93)
Management fees paid / payable in Units	2,586	2,710
Net change in fair value of other investment and derivative financial instruments	(1,467)	(3,844)
Net change in fair value of investment properties	553	(51)
Amortisation and expensing of borrowing costs	5,673	3,132
Realised loss on derivative financial instruments	470	95
Operating income before working capital changes	23,659	22,365
Changes in working capital:-		
Trade and other receivables	(1,311)	(1,382)
Trade and other payables	1,119	(5,511)
Cash generated from operations	23,467	15,472
Tax refunded / (paid)	8,388	(1,090)
Net cash generated from operating activities	31,855	14,382
Investing activities:		
Capital expenditure on investment properties	(853)	(1,181)
Interest received	126	93
Net cash used in investing activities	(727)	(1,088)
Financing activities:		
Proceeds from borrowings	136,763	-
Repayment of loan	(135,713)	-
Realisation of derivative financial instruments	(470)	(95)
Payment for derivative financial instruments	(83)	(83)
Finance costs paid	(7,293)	(8,687)
Distributions paid	(27,796)	(26,670)
(Increase) / decrease in restricted cash	(185)	343
Transaction costs on borrowings	(642)	-
Net cash used in financing activities	(35,419)	(35,192)
Net decrease in cash and cash equivalents	(4,291)	(21,898)
Cash and cash equivalents at beginning of period	81,387	88,340
Effect of exchange rate changes	886	532
Cash and cash equivalents at end of period	77,982	66,974

For purposes of the consolidated Cash Flow Statement, the consolidated cash and cash equivalents comprised the following:

	Group	
	31/12/2011	31/12/2010
	S\$'000	S\$'000
Bank and cash balances	61,782	40,896
Fixed deposits ⁽¹⁾	25,473	36,951
	87,255	77,847
Less: Restricted cash and deposits pledged - reserves and advance deposits ⁽²⁾	(9,273)	(10,873)
Cash and cash equivalents	77,982	66,974

Footnotes:

- (1) The fixed deposits include rights proceeds earmarked for capital expenditure and working capital.
- (2) Restricted cash represent bank deposits that are not freely available for use by the Group. They comprise bank deposits in Japan required to be maintained to comply with the requirements of the Japanese Yen Fixed Rate Term Specified Bond Facilities (Please refer to section 1(b)(ii) on the specified bond facilities) and bank deposit in Singapore required to be maintained to comply with the requirements of the SGD Facility.

1(d)(i) Statements of movements in Unitholders' Funds

	Group		Trust	
	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010
	S\$'000	S\$'000	S\$'000	S\$'000
Balance at beginning of period	877,626	858,223	811,895	847,557
Operations				
Change in net assets attributable to Unitholders resulting from operations	8,200	10,867	7,910	8,626
Unitholders' transactions				
Issue of Units - management fees	-	2,710	-	2,710
Distributions to Unitholders	(18,351)	(17,226)	(18,351)	(17,226)
Distributions to CPPU holders	(9,444)	(9,444)	(9,444)	(9,444)
Change in Unitholders' funds	(27,795)	(23,960)	(27,795)	(23,960)
Foreign currency translation reserve				
Movement for the period	5,290	11,156	-	-
Balance at end of period	863,321	856,286	792,010	832,223

1(d)(ii) Details of any changes in Units

	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010
Issued Units		
Balance at beginning of period	630,940,022	3,089,710,334
Management fees paid in Units		
- Post Unit Consolidation	3,397,976	-
- Pre Unit Consolidation	-	14,575,794
Balance at end of period	634,337,998	3,104,286,128
Issued and issuable Units		
Issued Units at end of period	634,337,998	3,104,286,128
Management fees payable in Units ⁽¹⁾	3,476,209	16,528,872
Issued and issuable Units at end of period	637,814,207	3,120,815,000
Number of Units that may be issued on conversion of CPPU outstanding as at the end of the period ⁽²⁾	289,151,540	1,445,757,704

Footnotes:

- (1) 3,476,209 Units will be issued to the Manager as payment for management fees for the quarter ended 31 December 2011. This accounts for approximately 80% of the Manager's management fees for that quarter. The price of Units issued is determined based on the volume weighted average price of the Units for the ten business days preceding 31 December 2011. The remaining management fees will be paid in cash.
- (2) The CPPU holders have the right to convert the CPPUs into Units on specific conversion dates after a period of 3 years commencing from the date of issue of the CPPUs on 26 August 2009 at a conversion price of \$0.2369. On 11 February 2011, pursuant to the Unit Consolidation, the conversion price was adjusted to \$1.1845.

2. Whether the figures have been audited, or reviewed and in accordance with which standard (e.g. the Singapore Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", or an equivalent standard)

These figures have not been audited nor reviewed by the auditors.

3. Where figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4. Whether the same accounting policies and methods of computation as in the company's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current financial period compared with those of the financial year ended 30 September 2011.

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. Consolidated Earnings per Unit ("EPU") and available for distribution per Unit ("DPU") for the financial period

	1/10/2011 to 31/12/2011	1/10/2010 to 31/12/2010
	S\$'000	S\$'000
Total return after income tax and before distribution	8,200	10,867
Distribution to CPPU holders	(4,735)	(4,748)
Earnings attributable to Unitholders	3,465	6,119

EPU		
Basic EPU		
Weighted average number of Units in issue	633,414,635	620,065,063
Basic earnings per Unit (cents) ⁽¹⁾	0.55	0.99
Diluted EPU		
Weighted average number of Units ⁽²⁾	922,566,175	909,216,603
Basic earnings per Unit on a fully diluted basis (cents)	0.55 ⁽³⁾	0.99 ⁽³⁾

DPU		
Number of Units issued and issuable at end of period	637,814,207	624,163,000 ⁽⁴⁾
Available for distribution per Unit based on the total number of issued and issuable Units ⁽⁵⁾ (cents)	1.51	1.25 ⁽⁶⁾

(1) Basic earnings per Unit ("EPU") is computed using the earnings attributable to Unitholders and the weighted average number of Units during the period.

(2) In computing the diluted EPU, the weighted average number of Units in issue is adjusted to take into account the conversion of the CPPUs at the conversion price of S\$1.1845 per CPPU.

(3) The diluted EPU is the same as EPU as the potential effects of the conversion of CPPUs into Units are anti-dilutive.

(4) The weighted average number of Units has been adjusted for the effects of the Unit Consolidation.

(5) The DPU in the table above is computed on the basis that none of the CPPUs is converted into Units. Accordingly, the actual quantum of DPU payable for quarter ended 31 December 2011 may differ from the table above if any CPPUs are converted into Units.

(6) The distribution per Unit has been adjusted for the effects of the Unit Consolidation.

7. Unitholders' funds per Unit based on issued and issuable Units at the end of the period

	Group		Trust	
	31/12/2011	30/09/2011	31/12/2011	30/09/2011
Unitholders' funds at end of period (S\$'000)	863,321	877,626	792,010	811,895
Number of Units issued and issuable at the end of the period ('000)	637,814	634,338	637,814	634,338
Unitholders' funds per Unit (S\$)	1.35	1.38	1.24	1.28
Adjusted Unitholders' funds per Unit (excluding distributable income) (S\$)	1.33	1.34	1.22	1.24

8. Review of performance

Gross revenue for 1Q2012 was S\$30.7 million, and 6% higher than that of 1Q2011 mainly due to higher revenue contribution from Central Park of S\$1.9 million as a result of higher occupancy and rental rates. The strengthening of the Australian dollar against the Singapore dollar from A\$1.00 : S\$1.2936 in 1Q2011 to A\$1.00 : S\$1.3030 in 1Q2012 also contributed to the higher revenue from the Australia properties. The increase is slightly offset by the loss of revenue contribution from Cosmo Plaza by S\$0.7 million following the divestment in January 2011.

Property operating expenses for 1Q2012 totalled S\$6.0 million which was consistent with those of 1Q2011. This was mainly due to higher level of property operating expenses for the Singapore and Australia properties which was offset by the lower property operating expenses as a result of the divestment of Cosmo Plaza. Please refer to Page 5 for the composition of the property operating expenses.

Net property income for 1Q2012 was S\$24.6 million, 7% higher than that of 1Q2011. This was mainly attributable to higher income contribution from Central Park, which was partially offset by lower income contributions from KeyPoint and 55 Market Street.

Trust expenses for 1Q2012 totalled S\$0.4 million as compared to S\$0.6 million in 1Q2011.

The increase in finance costs by S\$1.5 million in 1Q2012 as compared to that of 1Q2011 was mainly due to the expensing of capitalised borrowing costs of approximately S\$3.0 million attributable to the prepaid AUD Facility during the current quarter. The increase was partially offset by a reduction in interest expense on the Cosmo Bonds due to the divestment of Cosmo Plaza and lower interest expense and amortisation of capitalized borrowing costs on the New AUD Facility in December 2011.

The revaluation loss on investment properties in 1Q2012 of S\$0.6 million was due to adjustment of the changes in the carrying values of the investment properties arising from the recognition of rental income on a straight-line basis and the increase in leasing fees capitalised, net of amortisation, in accordance with Singapore Financial Reporting Standards.

The net gain in fair value change of other investment and derivative financial instruments in 1Q2012 of S\$1.5 million was related to fair value gain on interest rate swaps, interest rate caps and forward foreign currency contracts. The net fair value gain of S\$3.8 million in 1Q2011 comprised fair value gain of S\$1.2 million on interest rate swaps and interest rate caps and fair value gain of S\$2.6 million on investment in AWPf.

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

Not applicable.

10. **Commentary on the competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next 12 months**

Singapore

In a statement released on 3 January 2012, the Ministry of Trade and Industry (“MTI”) announced that the economy grew by 3.6% year-on-year in Q4 2011, compared to the 5.9% growth in the third quarter. For the whole of 2011, the economy is estimated to have expanded by 4.8%, in line with MTI’s growth forecast of about 5.0% for the year. In the commercial property sector, CBRE¹ reported that Grade A office rents declined marginally by 0.5% to \$11.0 psf/month quarter-on-quarter in Q4 2011, year-on-year it represents an increase of 11.1%. Office vacancy rate increased by 0.4% points over the quarter to reach 6.7% in Q4 2011 with core CBD vacancy increased to 8.8% from 7.7% on the back of new completions in CBD. Going forward, CBRE expects rents to continue to moderate with increasing pressure for lease incentives from tenants.

Australia

In the Statement on Monetary Policy released in November 2011 by the Reserve Bank of Australia, GDP growth is expected to be about 2.75% in 2011, a downward revision of about 0.5% points since August. This is to reflect the slightly weaker forecast growth in domestic demand as well as a downward revision to the medium-term growth expectations in coal exports. GDP growth is expected to pick up gradually to be around 3% - 3.25% over 2012 and a little stronger in 2013 to 3% - 4%. According to Knight Frank², the Perth CBD office leasing market has seen most of the larger vacancies being leased in 2011, leading to the expectations that demand will outstrip supply over 2012. The premium office sector is fully leased and it expects rental growth in this sector to lead the market. The new construction cycle has not commenced with limited new office space in the near to medium term. Coupled with the supply constraints, Knight Frank expects a strong level of office accommodation demand from the resources sector going forward, which will help underpin the Perth office market and thus drive rental growth.

Japan

In the Government of Japan’s Cabinet Office’s Monthly Economic Report for December 2011, it highlighted that the Japanese economy is still picking up slowly amid challenging conditions due to the Great East Japan Earthquake. The Government swiftly introduced “Comprehensive Package Responding to the Yen Appreciation” and the FY2011 third supplementary budget in order to pre-emptively address the downside risk of the economy and the risk of hollowing-out of industry stemming from the rapid appreciation of yen. Thus, the economy is expected to continue to recover moderately reflecting the effects of policy measures. However, downside risks remain such as constraints of electric power supply, the consequences of the nuclear accident, further slowing down of less resilient overseas economies, and volatile fluctuations in exchange rates and stock prices due to the Eurozone debt crisis. On the Tokyo office market, CBRE³ reported that vacancy level for the Tokyo grade A offices declined slightly to 4.5% in November 2011 from 4.6% in Q3 2011. Similarly, the vacancy level in Osaka city declined to 10.7% in November 2011 from 11.1% in Q3 2011. Asking office rents continued to weaken in both Tokyo and Osaka city.

¹ CB Richard Ellis, “MarketView Singapore”, Q4 2011

² Knight Frank, “Office Leasing Market – Perth CBD & Fringe Markets”, December 2011

³ CB Richard Ellis, Press Release, December 2011

11. Distributions

(a) Current financial period

Not applicable

(b)(i) Distribution rate

Not applicable

(b)(ii) Corresponding period of preceding financial period

Not applicable

(c) Tax rate

Not applicable

(d) Date payable

Not applicable

(e) Books closure date:

Not applicable

12. If no distribution has been declared/recommendeded, a statement to that effect.

No distribution has been declared / recommended for the quarter ended 31 December 2011.

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

There is no general mandate obtained from Unitholders for IPTs.

14. Confirmation pursuant to Rule 704(11) of the Listing Manual of SGX-ST

Pursuant to Rule 704(11) of the Listing Manual of the Singapore Exchange Securities Trading Limited, Frasers Centrepoint Asset Management (Commercial) Ltd ("FCAMC"), the manager of FCOT, confirms that there is no person occupying a managerial position in FCAMC or in any of the principal subsidiaries of FCAMC or FCOT who is a relative of a Director, Chief Executive Officer or Substantial Shareholder/Unitholder of FCAMC or FCOT.

15. **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 FCAMC (as Manager of FCOT) which may render these financial results to be false or misleading.

For and on behalf of the Board of Directors of Frasers Centrepoint Asset Management (Commercial) Ltd

Dr Chua Yong Hai
Director

Low Chee Wah
Director

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 other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of management on future events.

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 Centrepoint Asset Management (Commercial) Limited
(Company registration no. 200503404G)
As Manager of Frasers Commercial Trust

Anthony Cheong Fook Seng
Company Secretary
1 February 2012