

FLT FULL YEAR DPU UP 2.6% TO 7.19 SINGAPORE CENTS¹

4QFY18 Quarter Highlights

- ◆ **4QFY18 Distributable Income 35.6%** higher at A\$36.0 million
- ◆ **Two leases signed in 4QFY18** bringing total leasing completed in FY2018 to 296,953 sq m
- ◆ **Occupancy of 99.6%** and **WALE of 6.87 years** as at 30 September 2018
- ◆ FLT portfolio valued at approximately A\$3.0 billion, an **uplift of A\$56.0 million**²

Summary of Results

A\$'000	4QFY18	4QFY17 ³	Variance (%)	FY2018	FY2017 ³	Variance (%)
Revenue	60,439	42,217	43.2	195,766	163,060	20.1
Adjusted Net Property Income ⁴	49,306	32,320	52.6	155,398	124,735	24.6
Distributable Income ⁵	35,955	26,517	35.6	118,341	101,501	16.6
DPU (Singapore cents)	1.78	1.77	0.6	7.19	7.01	2.6

SINGAPORE, 5 NOVEMBER 2018

Frasers Logistics & Industrial Asset Management Pte. Ltd., the manager of Frasers Logistics & Industrial Trust (“FLT” and the manager of FLT, the “REIT Manager”), is pleased to report a distribution per unit (“DPU”) of 1.78 Singapore cents for the quarter ended 30 September 2018 (“4QFY18”), bringing total DPU for the financial year ended 30 September 2018 (“FY2018”) to 7.19 Singapore cents, which is a 2.6% increase from 7.01 Singapore cents a year ago (“FY2017”).

¹ FLT’s distributions are made on a semi-annual basis for the six-month periods ending 31 March and 30 September

² Total net change in fair value of investments properties for FY2018 was A\$72.4 million, which includes a A\$16.4 million accounting adjustment on investment properties in relation to the 21 properties in Germany and the Netherlands which was acquired by FLT in May 2018

³ The comparative figures for 4QFY17 are for the quarter from 1 July 2017 to 30 September 2017 (extracted from Paragraph 1 of FLT’s Financial Statements Announcement dated 2 November 2017). The comparative FY2017 figures are an aggregate of the 1QFY17, 2QFY17, 3QFY17 results (extracted from Paragraph 1 of FLT’s Financial Statements Announcements dated 3 February 2017, 5 May 2017 and 28 July 2017 respectively), and the 4QFY17 results

⁴ Net property income excluding straight lining adjustments for rental income and after adding back straight lining adjustments for ground leases

⁵ Includes distribution from divestment gain of A\$2.0 million

REVIEW OF FINANCIAL PERFORMANCE

Revenue and Adjusted Net Property Income rose 43.2% and 52.6% respectively during 4QFY18 to A\$60.4 million and A\$49.3 million, compared to revenue and Adjusted Net Property Income of A\$42.2 million and A\$32.3 million for the corresponding financial quarter (“**4QFY17**”). The increases were mainly contributed by the acquisition of 21 properties in Germany and the Netherlands which was completed in May 2018 and the recent acquisition of two prime grade properties in Australia in September 2018.

Distributable income correspondingly grew to A\$36.0 million for 4QFY18, up 35.6% from A\$26.5 million a year ago. 4QFY18 DPU was 1.78 Singapore cents, a 0.6% increase from 1.77 Singapore cents for 4QFY17.

PORTFOLIO UPDATE AND RECENT DEVELOPMENTS

Two leases in Australia – comprising a 10-year lease agreement for a gross lettable area (“**GLA**”) of 2,879 square metres (“**sq m**”) at 115-121 South Centre Road, Melbourne Airport, and a 5-year, 13,250 sq m lease extension at 55-59 Boundary Road, Carole Park, Queensland – were signed during the review quarter.

During the quarter, the REIT Manager divested two non-core properties in Australia, with capital redeployed towards the acquisition of two quality modern industrial facilities that are strategically located within key industrial estates in Sydney and Brisbane. Subsequent to the quarter end, FLT acquired a freehold logistics facility in the Netherlands on 31 October 2018, deepening FLT’s footprint in the highly sought-after Dutch logistics and industrial sector.

As at 30 September 2018, FLT’s portfolio remained at near full occupancy of 99.6%, with a weighted average lease expiry (“**WALE**”) by gross rental income (“**GRI**”) of 6.87 years, and minimal lease expiries by GRI of 2.5% for the financial year ending 30 September 2019.

The total value of FLT’s portfolio was approximately A\$3.0 billion⁶ as at 30 September 2018, representing a valuation uplift of A\$56.0 million when compared with the carrying value of A\$2.9 billion.

Mr. Robert Wallace, Chief Executive Officer of the REIT Manager, said, “We are pleased to report robust business performance for FY2018. During the year, we completed 296,953 sq m of leasing, diversified geographically into the attractive German and Dutch logistics and industrial markets through the acquisition of 21 properties in May, and also rejuvenated our Australian portfolio with the divestment of two non-core properties, with proceeds redeployed towards purchasing two newer, prime-grade industrial properties.”

CAPITAL MANAGEMENT

As at 30 September 2018, FLT’s aggregate leverage was 34.6%. Total borrowings were A\$1,070 million, 82% of which were at fixed interest rates. The weighted average interest rate for borrowings for 4QFY18 was 2.5%⁷ per annum.

DISTRIBUTION

FLT’s total distributions for the six-month period from 1 April 2018 to 30 September 2018 amounted to 3.58 Singapore cents. This comprises a distribution of 2.57 Singapore cents per unit for the period from 21 May 2018 to 30 September 2018, which will be paid out on 19 December 2018, and an advanced distribution of 1.01 Singapore cents per unit for the period from 1 April 2018 to 20 May 2018, which was paid on 7 August 2018.⁸

⁶ Based on an exchange rate of €1.00:A\$1.60599 for the 21 properties in Germany and the Netherlands

⁷ Excluding upfront debt related expenses

⁸ Please refer to the “Details of Advanced Distribution” announcement dated 24 July 2018 for details

OUTLOOK

Commenting on the outlook, Mr. Wallace said, “The fundamentals for our key markets of Australia, Germany and the Netherlands are expected to remain positive, underpinned by healthy economic data and a burgeoning e-commerce sector, which has driven demand for industrial and logistics properties. For Australia, high levels of public infrastructure spending, population and consumption growth will continue to drive demand for industrial and logistics space. The German and Dutch markets are similarly in an upswing with growing demand for industrial and logistics space set against a backdrop of limited supply.”

Looking ahead, the REIT Manager will continue to grow FLT’s prime industrial portfolio with a focus on generating sustainable long-term value for unitholders.

END

About Frasers Logistics & Industrial Trust

Frasers Logistics & Industrial Trust (“**FLT**”) is the first Singapore-listed real estate investment trust with a portfolio comprising 83⁹ logistics and industrial properties, worth approximately A\$3.0 billion, concentrated within major logistics and industrial markets in Australia, Germany and the Netherlands. FLT was listed on the Mainboard of Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 20 June 2016.

FLT’s investment strategy is to invest globally in a diversified portfolio of income-producing industrial and logistics properties. With strong connectivity to key infrastructure, FLT’s modern portfolio consists predominantly of freehold and long leasehold land tenure assets with a well-diversified tenant base. FLT is sponsored by Frasers Property Limited.

For more information about FLT, visit www.fraserslogisticstrust.com

About the Sponsor: Frasers Property Limited

Frasers Property Limited (“**Frasers Property**” or the “**Company**”), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Mainboard of the SGX-ST and headquartered in Singapore, the Company is organised around five asset classes with total assets of S\$32 billion as at 30 June 2018.

Frasers Property’s assets range from residential, retail, commercial and business parks, to industrial and logistics 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 Company is unified by its commitment to deliver enriching and memorable experiences for customers and stakeholders, leveraging knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

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

For more information on Frasers Property, please visit www.frasersproperty.com.

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⁹ Includes the acquisition of Mandeveld 12, Meppel, the Netherlands on 31 October 2018