

The first Singapore-listed REIT with an initial pure-play Australian industrial portfolio

Key Information

| | |
|--------------------------------|--|
| Listing Date | 20 Jun 2016 |
| Tickers | SGX: BUOU Bloomberg: FLT:SP Reuters: FRAE.SI |
| Unit Price | S\$0.995 <i>(closing price on 30 Sep 2016)</i> |
| Market Cap | S\$1,418 million <i>(as at 30 Sep 2016)</i> |
| Total Units Outstanding | 1,425 million <i>(as at 30 Sep 2016)</i> |
| Financial year-end | 30 Sep |
| Distribution payment | Semi-annual |

Introduction

Frasers Logistics & Industrial Trust ("FLT") is the first Singapore-listed real estate investment trust with an initial pure-play Australian industrial portfolio. FLT offers investors a unique opportunity to invest in 53 Australian industrial real estate assets concentrated within major industrial markets in Australia which include Melbourne, Sydney and Brisbane. Coupled with assets in Adelaide and Perth, FLT's total portfolio is valued at A\$1.7 billion as at 30 September 2016.

FLT's investment strategy is to invest globally in a diversified portfolio of income-producing industrial 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.

Portfolio

Occupancy: **99.2%**

WALE: **6.6** yrs

GLA: **1.21M** sq m



| | Melbourne (Victoria) | Sydney (New South Wales)⁽²⁾ | Brisbane (Queensland) | Adelaide (South Australia) | Perth (Western Australia) |
|-------------------------------------|---------------------------------|---|----------------------------------|---------------------------------------|--------------------------------------|
| Properties | 26 | 12 | 10 | 4 | 1 |
| GLA (sq m) | 569,829 | 361,582 | 224,673 | 33,038 | 20,143 |
| Valuation (A\$m) | 671.2 | 456.1 | 497.1 | 35.2 | 18.2 |
| % of Portfolio⁽¹⁾ | 40.0 | 27.2 | 29.6 | 2.1 | 1.1 |

(1) By valuation
(2) 11 properties are located in Sydney, 1 property is located in Wollongong

Financial Highlights (20 Jun 2016 – 30 Sep 2016)

| (A\$mil) | Actual⁽³⁾ | Forecast⁽³⁾ | Variance (%) |
|---|-----------------------------|-------------------------------|---------------------|
| Gross revenue | 43.1 | 42.7 | 0.8 |
| Adjusted Net Property Income⁽⁴⁾ | 32.7 | 32.7 | - |
| Distributable Income | 26.4 | 25.8 | 2.3 |
| Distribution per Unit (SGD Cents) | 1.84 | 1.79 | 2.8 |

Prudent Capital Management (As at 30 Sep 2016)

S\$0.87
Net Asset Value per Unit

2.8%
Average cost of borrowings

84%
Proportion of hedged debt

28.2%
Gearing ratio

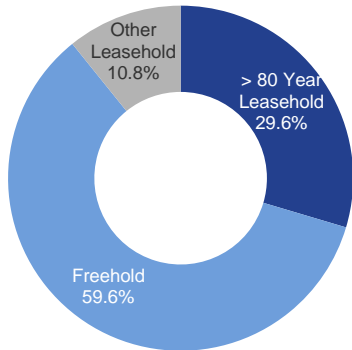
(3) FLT was dormant from 30 November 2015 (the date of its constitution) until 14 June 2016, being the Non-Queensland Property Acquisition Date on which the acquisition by FLT of the 42 non-Queensland Properties forming part of its IPO portfolio was completed. The acquisition of the leasehold interests in the remaining 9 Properties located in Queensland forming part of the IPO portfolio was completed on 20 June 2016 (the Listing Date) when the grant of the lease was completed. The Forecast figures are extracted from the Forecast and Projected Consolidated Statements of Total Return of the IPO portfolio for the Forecast Period 2016 (1 June 2016 to 30 September 2016) which are set out in the Prospectus. The Actual results for the FLT Group for the financial period ended 30 September 2016 comprises: (i) (in respect of the non-Queensland Properties) 108 days of operations from 14 June 2016; and (ii) (in respect of the Queensland Properties) 102 days of operations from 20 June 2016.

(4) Net property income excluding straight lining rental adjustments

Prime Industrial and Logistics Portfolio

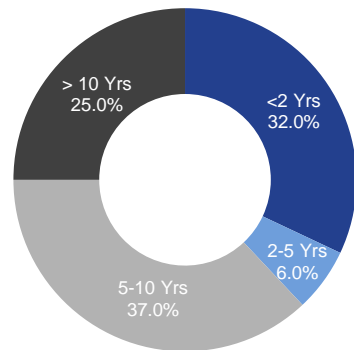
Predominately Freehold, Long Leasehold

(Land Tenure by Value)



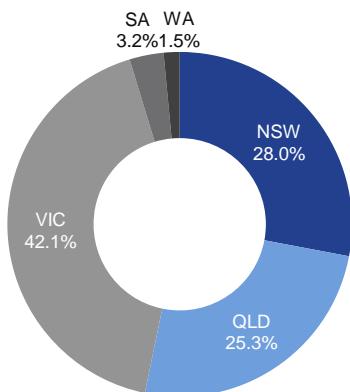
Young Portfolio Age with Lower Capex Requirements

(Portfolio Age by GLA)



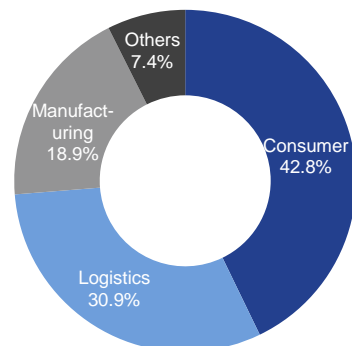
Prime Properties in Strategic Locations

(By NPI⁽⁵⁾ for the month of September 2016)



Well-diversified Tenant Base

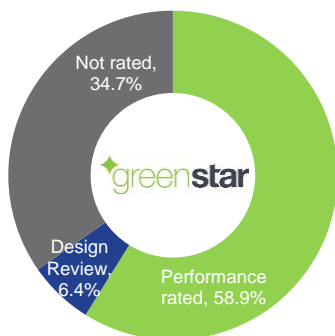
(By Gross Rental Income⁽⁵⁾ for the month of September 2016)



(5) Excluding straight lining rental adjustments

Commitment to Environment Sustainability

One of the largest industrial Green Star performance rated portfolio in Australia (By GRI)⁽⁶⁾



(6) Green Star rating is awarded by the Green Building Council of Australia (GBCA) which has assessed the Properties against nine key performance criteria – energy, water, transport, materials, indoor environment quality, management, land use & ecology, emissions as innovation

Clear Growth Strategies

Key Objectives

- Deliver stable and regular distributions to unitholders
- Achieve long term growth in DPU

| | | | |
|--|--|--|---------------|
| 3.2% average annual built-in rental increments and acquisition of remaining call option property | 11 ROFR Properties and development pipeline from Sponsor | Optimal capital mix and prudent capital management | AEI potential |
|--|--|--|---------------|