

FRASERS LOGISTICS & COMMERCIAL TRUST

(Constituted in the Republic of Singapore pursuant
to the Trust Deed dated 30 November 2015 (as amended))

CONDENSED INTERIM FINANCIAL STATEMENTS
FOR THE SIX MONTHS AND FULL YEAR ENDED 30 SEPTEMBER 2021

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

TABLE OF CONTENTS

| Item No. | Description | Page No. |
|----------|---|----------|
| A | Condensed Interim Consolidated Statement of Total Return | 3 |
| B | Distribution Statement | 4 |
| C | Condensed Interim Statements of Financial Position | 5 |
| D | Condensed Interim Statements of Movements in Unitholders' Funds | 6-8 |
| E | Condensed Interim Consolidated Statement of Cash Flows | 9 |
| F | Portfolio Statement | 10-18 |
| G | Notes to Condensed Interim Consolidated Financial Statements | 19-32 |
| H | Other Information required by Listing Rule Appendix 7.2 | 33 |
| H.1 | Review | 33 |
| H.2 | Review of Performance | 33-35 |
| H.3 | Variance from Forecast Statement | 35 |
| H.4 | Outlook and Prospects | 36 |
| H.5 | Distributions | 37-38 |
| H.6 | Interested Person Transactions | 38 |
| H.7 | Breakdown of Revenue | 39 |
| H.8 | Review of Performance | 39 |
| H.9 | Use of Private Placement Proceeds | 39 |
| H.10 | Additional Information | 39 |
| H.11 | Confirmation Pursuant to Rule 720(1) of the Listing Manual | 40 |
| H.12 | Confirmation Pursuant to Rule 704(13) of the Listing Manual | 40 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

A. Condensed Interim Consolidated Statement of Total Return

| | Note | Group | | | | | |
|---|------|----------------|----------------|-------------|----------------|----------------|-------------|
| | | 2H2021 | 2H2020 | Change | 2021 | 2020 | Change |
| | | S\$'000 | S\$'000 | % | S\$'000 | S\$'000 | % |
| Revenue | 3 | 237,627 | 213,284 | 11.4 | 469,328 | 332,029 | 41.4 |
| Property operating expenses | 4 | (50,810) | (44,942) | 13.1 | (102,668) | (62,214) | 65.0 |
| Net property income | | 186,817 | 168,342 | 11.0 | 366,660 | 269,815 | 35.9 |
| Managers' management fee | | | | | | | |
| - Base fee | | (14,044) | (12,621) | 11.3 | (27,040) | (19,450) | 39.0 |
| - Performance fee | | (6,385) | (5,632) | 13.4 | (12,577) | (9,101) | 38.2 |
| Trustees' fees | | (420) | (409) | 2.7 | (844) | (636) | 32.7 |
| Trust expenses | | (4,138) | (2,007) | 106.2 | (7,136) | (4,183) | 70.6 |
| Exchange (losses)/gains (net) | | (351) | 692 | (150.7) | (346) | 2,055 | (116.8) |
| Finance income | | 897 | 90 | N.M. | 924 | 277 | 233.6 |
| Finance costs | | (22,271) | (27,513) | (19.1) | (45,687) | (41,169) | 11.0 |
| Net finance costs | 5 | (21,374) | (27,423) | (22.1) | (44,763) | (40,892) | 9.5 |
| Net income | | 140,105 | 120,942 | 15.8 | 273,954 | 197,608 | 38.6 |
| Net change in fair value of derivatives | | 433 | (3,424) | (112.6) | 1,400 | (2,859) | (149.0) |
| Net change in fair value of investment properties | 8 | 602,850 | 334,306 | 80.3 | 602,850 | 334,306 | 80.3 |
| Gain on divestment of investment properties | | - | - | N.M. | 2,451 | 1,422 | 72.4 |
| Total return for the period before tax | | 743,388 | 451,824 | 64.5 | 880,655 | 530,477 | 66.0 |
| Tax expenses | 6 | (120,021) | (61,323) | 95.7 | (140,897) | (71,719) | 96.5 |
| Total return for the period | | 623,367 | 390,501 | 59.6 | 739,758 | 458,758 | 61.3 |
| Total return attributable to: | | | | | | | |
| Unitholders of the Trust | | 615,562 | 387,296 | 58.9 | 731,106 | 454,722 | 60.8 |
| Non-controlling interests | | 7,805 | 3,205 | 143.5 | 8,652 | 4,036 | 114.4 |
| | | 623,367 | 390,501 | 59.6 | 739,758 | 458,758 | 61.3 |
| Earnings per Unit (Singapore cents) | | | | | | | |
| Basic | 7 | 17.15 | 11.86 | 44.6 | 20.84 | 16.46 | 26.6 |
| Diluted | 7 | 17.08 | 11.80 | 44.8 | 20.74 | 16.31 | 27.2 |
| For information: | | | | | | | |
| Adjusted NPI [#] | | 181,271 | 161,355 | 12.3 | 355,161 | 258,335 | 37.5 |

[#] Adjusted net property income ("Adjusted NPI") are calculated based on the actual net property income excluding straight lining adjustments for rental income and adding lease payments of right-of-use assets.

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

B. Distribution Statement

| | Group | | | |
|--|----------------|----------------|----------------|----------------|
| | 2H2021 | 2H2020 | 2021 | 2020 |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Distributable Income during the period | | | | |
| Total return for the period attributable to Unitholders | 615,562 | 387,296 | 731,106 | 454,722 |
| Tax related and other adjustments (Note A) | (479,212) | (262,433) | (464,330) | (253,642) |
| Income available for distribution to Unitholders | 136,350 | 124,863 | 266,776 | 201,080 |
| Capital distribution (Note B) | 3,299 | - | 3,299 | - |
| Distributable Income | 139,649 | 124,863 | 270,075 | 201,080 |
| Amount available for distribution to Unitholders at beginning of the period | 131,104 | 76,259 | 116,754 | 68,701 |
| Distributable Income for the period | 139,649 | 124,863 | 270,075 | 201,080 |
| Amount available for distribution to Unitholders | 270,753 | 201,122 | 386,829 | 269,781 |
| Distributions to Unitholders: | | | | |
| Distribution of 2.45 Singapore cents per Unit for the period from 1 April 2019 to 7 August 2019 | - | - | - | (47,108) |
| Distribution of 1.01 Singapore cents per Unit for the period from 8 August 2019 to 30 September 2019 | - | - | - | (21,551) |
| Distribution of 3.73 Singapore cents per Unit for the period from 1 October 2019 to 14 April 2020 | - | (84,368) | - | (84,368) |
| Distribution of 3.39 Singapore cents per Unit for the period from 15 April 2020 to 30 September 2020 | - | - | (116,076) | - |
| Distribution of 3.80 Singapore cents per Unit for the period from 1 October 2020 to 31 March 2021 | (130,290) | - | (130,290) | - |
| Distribution of 1.31 Singapore cents per Unit for the period from 1 April 2021 to 2 June 2021 | (44,916) | - | (44,916) | - |
| | (175,206) | (84,368) | (291,282) | (153,027) |
| Amount available for distribution to Unitholders at end of the period | 95,547 | 116,754 | 95,547 | 116,754 |
| Distribution per Unit (DPU) (Singapore cents) | 3.88 | 3.65 | 7.68 | 7.12 |

Note A

Tax related and other adjustments relate to the following items:

| | | | | |
|--|------------------|------------------|------------------|------------------|
| Straight-lining of rental adjustments | (2,511) | (3,813) | (5,032) | (5,366) |
| Managers' management fee paid/payable in Units | 15,029 | 16,934 | 27,804 | 27,232 |
| Exchange losses/(gains) (net) | 312 | (342) | 329 | (1,682) |
| Finance costs | 2,077 | 2,625 | 4,900 | 5,060 |
| Lease payments of right-of-use assets | (3,035) | (3,174) | (6,467) | (6,114) |
| Net change in fair value of derivatives | (433) | 3,424 | (1,400) | 2,859 |
| Net change in fair value of investment properties | (602,850) | (334,306) | (602,850) | (334,306) |
| Fair value gain on financial assets at fair value through profit or loss ("FVTPL") | (879) | - | (879) | - |
| Loss/(Gain) on divestment of investment properties, net of capital gains tax | - | - | 5,181 | (1,422) |
| Deferred tax expense | 106,481 | 50,460 | 106,836 | 53,897 |
| Non-controlling interests' share of adjustments | 6,067 | 2,097 | 5,888 | 2,046 |
| Other adjustments | 530 | 3,662 | 1,360 | 4,154 |
| Net distribution adjustments | (479,212) | (262,433) | (464,330) | (253,642) |

Note B

Capital distribution relates to (a) reimbursements received from the vendor in relation to outstanding lease incentives at the point of completion of the acquisition of certain properties in Australia in prior years. The reimbursements received prior to 1 April 2021 was recognised as Revenue and (b) rental support received from vendors in relation to the acquisition of certain properties in the United Kingdom ("UK") in 2021.

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

C. Condensed Interim Statements of Financial Position

| | Note | Group | | Trust | |
|---|------|------------------|------------------|------------------|------------------|
| | | 2021 S\$'000 | 2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Non-current assets | | | | | |
| Investment properties | 8 | 7,482,282 | 6,352,240 | - | - |
| Plant and equipment | | 209 | 282 | - | - |
| Investment in subsidiaries | | - | - | 2,887,282 | 2,355,631 |
| Loans to subsidiaries | | - | - | 1,843,727 | 1,925,039 |
| Derivative assets | | 16,455 | 33,577 | 14,492 | 32,460 |
| Deferred tax asset | | - | 323 | - | - |
| Total non-current assets | | 7,498,946 | 6,386,422 | 4,745,501 | 4,313,130 |
| Current assets | | | | | |
| Cash and cash equivalents | | 140,367 | 168,652 | 13,597 | 36,949 |
| Trade and other receivables | | 39,850 | 30,602 | 107,211 | 73,876 |
| Derivative assets | | 1,015 | 330 | 1,015 | 322 |
| Investment property held for sale | | - | 148,641 | - | - |
| Total current assets | | 181,232 | 348,225 | 121,823 | 111,147 |
| Total assets | | 7,680,178 | 6,734,647 | 4,867,324 | 4,424,277 |
| Current liabilities | | | | | |
| Trade and other payables | | 96,589 | 86,744 | 83,554 | 22,567 |
| Loans and borrowings | 9 | 234,505 | 677,256 | 1,799 | 309,472 |
| Derivative liabilities | | 2,535 | 2,614 | 493 | 2,614 |
| Current tax liabilities | | 27,052 | 18,336 | 5 | 147 |
| Total current liabilities | | 360,681 | 784,950 | 85,851 | 334,800 |
| Non-current liabilities | | | | | |
| Trade and other payables | | 14,313 | 17,785 | - | - |
| Loans and borrowings | 9 | 2,447,207 | 1,943,550 | 1,433,141 | 962,243 |
| Derivative liabilities | | 15,025 | 59,932 | 13,128 | 52,642 |
| Deferred tax liabilities | | 223,497 | 121,753 | - | - |
| Total non-current liabilities | | 2,700,042 | 2,143,020 | 1,446,269 | 1,014,885 |
| Total liabilities | | 3,060,723 | 2,927,970 | 1,532,120 | 1,349,685 |
| Net assets attributable to Unitholders | | 4,619,455 | 3,806,677 | 3,335,204 | 3,074,592 |
| Represented by: | | | | | |
| Unitholders' funds | | 4,574,641 | 3,770,460 | 3,335,204 | 3,074,592 |
| Non-controlling interests | | 44,814 | 36,217 | - | - |
| Total equity | | 4,619,455 | 3,806,677 | 3,335,204 | 3,074,592 |
| Net asset value per Unit (S\$) | 10 | 1.24 | 1.10 | 0.90 | 0.90 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

D. Condensed Interim Statements of Movements in Unitholders' Funds

| | 2H2021 | | | 2H2020 | | |
|--|---|---|------------------|---|---|------------------|
| | Attributable to Unitholders S\$'000 | Non-controlling interests S\$'000 | Total S\$'000 | Attributable to Unitholders S\$'000 | Non-controlling interests S\$'000 | Total S\$'000 |
| Group | | | | | | |
| At 1 April | 3,903,314 | 35,611 | 3,938,925 | 2,140,675 | 33,337 | 2,174,012 |
| Operations | | | | | | |
| Increase in net assets resulting from operations | 615,562 | 7,805 | 623,367 | 387,296 | 3,205 | 390,501 |
| Transactions with owners | | | | | | |
| Units issued and to be issued: | | | | | | |
| - Private placement | 335,760 | - | 335,760 | - | - | - |
| - Managers' management fees/acquisition fees paid/payable in Units | 19,331 | - | 19,331 | 29,586 | - | 29,586 |
| - Units issued as partial satisfaction of the consideration for the acquisition of Frasers Commercial Trust ("FCOT") | - | - | - | 1,118,889 | - | 1,118,889 |
| Unit issue costs | (5,197) | - | (5,197) | - | - | - |
| Distributions paid to Unitholders | (175,206) | - | (175,206) | (84,368) | - | (84,368) |
| Net increase in net assets resulting from transactions with owners | 174,688 | - | 174,688 | 1,064,107 | - | 1,064,107 |
| Hedging reserve | | | | | | |
| Effective portion of change in fair value of cash flow hedges | 4,334 | 34 | 4,368 | 2,325 | (2) | 2,323 |
| Net increase/(decrease) in net assets resulting from hedging reserve | 4,334 | 34 | 4,368 | 2,325 | (2) | 2,323 |
| Foreign currency translation reserve | | | | | | |
| Translation differences relating to financial statements of foreign subsidiaries | (100,935) | 1,364 | (99,571) | 122,845 | (403) | 122,442 |
| Exchange differences on hedge of net investments in foreign operations | 21,270 | - | 21,270 | (11,072) | - | (11,072) |
| Exchange differences on monetary items forming part of net investment in foreign operations | (43,592) | - | (43,592) | 64,284 | - | 64,284 |
| Net (decrease)/increase in net assets resulting from foreign currency translation reserve | (123,257) | 1,364 | (121,893) | 176,057 | (403) | 175,654 |
| Changes in ownership interests in subsidiaries | | | | | | |
| Acquisition of subsidiaries with non-controlling interests | - | - | - | - | 80 | 80 |
| At 30 September | 4,574,641 | 44,814 | 4,619,455 | 3,770,460 | 36,217 | 3,806,677 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

D. Condensed Interim Statements of Movements in Unitholders' Funds (cont'd)

| | 2021 | | | 2020 | | |
|--|---|---|------------------|---|---|------------------|
| | Attributable to Unitholders S\$'000 | Non-controlling interests S\$'000 | Total S\$'000 | Attributable to Unitholders S\$'000 | Non-controlling interests S\$'000 | Total S\$'000 |
| Group | | | | | | |
| At 1 October | 3,770,460 | 36,217 | 3,806,677 | 2,086,224 | 26,082 | 2,112,306 |
| Operations | | | | | | |
| Increase in net assets resulting from operations | 731,106 | 8,652 | 739,758 | 454,722 | 4,036 | 458,758 |
| Transactions with owners | | | | | | |
| Units issued and to be issued: | | | | | | |
| - Private placement | 335,760 | - | 335,760 | - | - | - |
| - Managers' management fees/acquisition fees paid/payable in Units | 32,106 | - | 32,106 | 40,329 | - | 40,329 |
| - Units issued as partial satisfaction of the consideration for the acquisition of FCOT | - | - | - | 1,118,889 | - | 1,118,889 |
| Unit issue costs | (5,197) | - | (5,197) | - | - | - |
| Distributions paid to Unitholders | (291,282) | - | (291,282) | (153,027) | - | (153,027) |
| Net increase in net assets resulting from transactions with owners | 71,387 | - | 71,387 | 1,006,191 | - | 1,006,191 |
| Hedging reserve | | | | | | |
| Effective portion of change in fair value of cash flow hedges | 18,301 | 52 | 18,353 | 3,468 | 62 | 3,530 |
| Net increase in net assets resulting from hedging reserve | 18,301 | 52 | 18,353 | 3,468 | 62 | 3,530 |
| Foreign currency translation reserve | | | | | | |
| Translation differences relating to financial statements of foreign subsidiaries | (7,559) | (107) | (7,666) | 138,269 | 2,854 | 141,123 |
| Exchange differences on hedge of net investments in foreign operations | 7,290 | - | 7,290 | (74,320) | - | (74,320) |
| Exchange differences on monetary items forming part of net investment in foreign operations | (16,344) | - | (16,344) | 155,906 | - | 155,906 |
| Net (decrease)/increase in net assets resulting from foreign currency translation reserve | (16,613) | (107) | (16,720) | 219,855 | 2,854 | 222,709 |
| Changes in ownership interests in subsidiaries | | | | | | |
| Acquisition of subsidiaries with non-controlling interests | - | - | - | - | 3,183 | 3,183 |
| At 30 September | 4,574,641 | 44,814 | 4,619,455 | 3,770,460 | 36,217 | 3,806,677 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

D. Condensed Interim Statements of Movements in Unitholders' Funds (cont'd)

| | 2H2021 | 2H2020 | 2021 | 2020 |
|---|------------------|------------------|------------------|------------------|
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Trust | | | | |
| At the beginning of the period | 3,141,464 | 1,898,123 | 3,074,592 | 1,896,075 |
| Operations | | | | |
| Increase in net assets resulting from operations | 17,124 | 113,019 | 177,629 | 172,535 |
| Transactions with owners | | | | |
| Units issued and to be issued: | | | | |
| - Private placement | 335,760 | - | 335,760 | - |
| - Managers' management fees/acquisition fees paid/payable in Units | 19,331 | 29,586 | 32,106 | 40,329 |
| - Units issued as partial satisfaction of the consideration for the acquisition of FCOT | - | 1,118,889 | - | 1,118,889 |
| Unit issue costs | (5,197) | - | (5,197) | - |
| Distributions paid to Unitholders | (175,206) | (84,368) | (291,282) | (153,027) |
| Net increase in net assets resulting from transactions with owners | 174,688 | 1,064,107 | 71,387 | 1,006,191 |
| Hedging reserve | | | | |
| Effective portion of change in fair value of cash flow hedges | 1,928 | (657) | 11,596 | (209) |
| Net increase/(decrease) in net assets resulting from hedging reserve | 1,928 | (657) | 11,596 | (209) |
| At the end of the period | 3,335,204 | 3,074,592 | 3,335,204 | 3,074,592 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

E. Condensed Interim Consolidated Statement of Cash Flows

| | Note | Group | | | |
|--|------|-------------------|-------------------|------------------|------------------|
| | | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Cash flow from operating activities | | | | | |
| Total return for the period before tax | | 743,388 | 451,824 | 880,655 | 530,477 |
| Adjustments for: | | | | | |
| Straight-lining of rental adjustments | | (2,511) | (3,813) | (5,032) | (5,366) |
| Effects of recognising leasing incentives on a straight-line basis over the lease term | | 2,475 | (250) | 5,162 | (223) |
| Managers' management fee paid/payable in Units | | 15,029 | 16,934 | 27,804 | 27,232 |
| Depreciation of plant and equipment | | 34 | 40 | 73 | 40 |
| (Reversal of allowance)/Allowance for doubtful receivables | | (1,072) | 1,820 | (326) | 1,820 |
| Unrealised exchange (gains)/losses (net) | | (2,897) | 3,320 | (6,398) | (216) |
| Finance income | | (897) | (90) | (924) | (277) |
| Finance costs | | 22,271 | 27,513 | 45,687 | 41,169 |
| Net change in fair value of derivatives | | (433) | 3,424 | (1,400) | 2,859 |
| Net change in fair value of investment properties | | (602,850) | (334,306) | (602,850) | (334,306) |
| Gain on divestment of investment properties | | - | - | (2,451) | (1,422) |
| Cash generated from operations before working capital changes | | 172,537 | 166,416 | 340,000 | 261,787 |
| Changes in working capital: | | | | | |
| Trade and other receivables | | (4,526) | (334) | (6,390) | (6,543) |
| Trade and other payables | | 1,953 | (20,868) | (3,100) | (22,031) |
| Cash generated from operations | | 169,964 | 145,214 | 330,510 | 233,213 |
| Taxes paid | | (17,919) | (8,721) | (31,143) | (18,353) |
| Net cash generated from operating activities | | 152,045 | 136,493 | 299,367 | 214,860 |
| Cash flows from investing activities | | | | | |
| Acquisition of subsidiaries | 12 | (147,246) | (347,444) | (147,246) | (434,568) |
| Acquisition of investment properties (including acquisition costs) | | (309,739) | (22,255) | (309,739) | (22,255) |
| Stamp duty incurred on acquisition of investment properties | | (15,216) | (1,202) | (15,216) | (1,202) |
| Net proceeds from divestment of investment properties | | - | - | 175,679 | 17,652 |
| Capital and other expenditure on investment properties | | (17,549) | (11,083) | (28,886) | (13,079) |
| Purchase of plant and equipment | | - | (50) | - | (50) |
| Interest received | | 17 | 78 | 44 | 269 |
| Net cash used in investing activities | | (489,733) | (381,956) | (325,364) | (453,233) |
| Cash flows from financing activities | | | | | |
| Interest paid | | (20,632) | (22,683) | (41,599) | (32,970) |
| Proceeds from loans and borrowings | | 587,972 | 844,075 | 858,559 | 1,084,713 |
| Repayment of loans and borrowings | | (412,904) | (456,373) | (853,815) | (599,644) |
| Payment of upfront debt-related transaction costs | | (2,452) | (2,707) | (3,611) | (2,707) |
| Payments for lease liabilities | | (536) | (3,174) | (1,153) | (6,114) |
| Issuance of new units | | 335,760 | - | 335,760 | - |
| Unit issue costs paid | | (5,197) | - | (5,197) | - |
| Distributions paid to Unitholders | | (175,206) | (84,369) | (291,282) | (153,027) |
| Net cash generated from/(used in) financing activities | | 306,805 | 274,769 | (2,338) | 290,251 |
| Net (decrease)/increase in cash and cash equivalents | | (30,883) | 29,306 | (28,335) | 51,878 |
| Cash and cash equivalents at beginning of period | | 173,965 | 146,317 | 168,652 | 115,753 |
| Effect of exchange rate changes on cash and cash equivalents | | (2,715) | (6,971) | 50 | 1,021 |
| Cash and cash equivalents at end of period | | 140,367 | 168,652 | 140,367 | 168,652 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement
Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|--|-------------------|-----------------------|-----------------|-----------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| <u>Logistics and industrial portfolio</u> | | | | | | |
| A) Australia | | | | | | |
| Melbourne, Victoria | | | | | | |
| South East | | | | | | |
| <u>South Park Industrial Estate</u> | | | | | | |
| 98-126 South Park Drive, Dandenong South | 14 June 2016 | Freehold | 47,598 | 39,556 | 1.0 | 1.0 |
| 21-33 South Park Drive, Dandenong South | 14 June 2016 | Freehold | 35,821 | 28,359 | 0.8 | 0.8 |
| 22-26 Bam Wine Court, Dandenong South | 14 June 2016 | Freehold | 31,896 | 24,936 | 0.7 | 0.7 |
| 16-32 South Park Drive, Dandenong South | 14 June 2016 | Freehold | 18,892 | 16,624 | 0.4 | 0.4 |
| 89-103 South Park Drive, Dandenong South | 1 August 2017 | Freehold | 18,401 | 15,842 | 0.4 | 0.4 |
| <u>The Key Industrial Park</u> | | | | | | |
| 17 Pacific Drive and 170-172 Atlantic Drive, Keysborough | 14 June 2016 | Freehold | 50,542 | 43,223 | 1.1 | 1.1 |
| 150-168 Atlantic Drive, Keysborough | 14 June 2016 | Freehold | 50,052 | 37,991 | 1.1 | 1.0 |
| 49-75 Pacific Drive, Keysborough | 14 June 2016 | Freehold | 46,470 | 35,693 | 1.0 | 0.9 |
| 77 Atlantic Drive, Keysborough | 14 June 2016 | Freehold | 31,405 | 24,056 | 0.7 | 0.6 |
| 78 & 88 Atlantic Drive, Keysborough | 14 June 2016 | Freehold | 26,989 | 19,754 | 0.6 | 0.5 |
| 111 Indian Drive, Keysborough | 31 August 2016 | Freehold | 48,580 | 40,094 | 1.1 | 1.1 |
| 29 Indian Drive, Keysborough | 15 August 2017 | Freehold | 43,869 | 36,427 | 1.0 | 1.0 |
| 17 Hudson Court, Keysborough | 12 September 2017 | Freehold | 44,163 | 35,742 | 1.0 | 1.0 |
| 8-28 Hudson Court, Keysborough | 20 August 2019 | Freehold | 49,561 | 38,089 | 1.1 | 1.0 |
| <u>Clayton South & Mulgrave</u> | | | | | | |
| 211A Wellington Road, Mulgrave | 14 June 2016 | Freehold | 48,580 | 39,116 | 1.1 | 1.0 |
| <u>Braeside Industrial Estate</u> | | | | | | |
| 75-79 Canterbury Road, Braeside | 12 August 2020 | Freehold | 26,498 | 22,101 | 0.6 | 0.6 |
| West | | | | | | |
| <u>West Park Industrial Estate</u> | | | | | | |
| 468 Boundary Road, Derrimut | 14 June 2016 | Freehold | 45,635 | 37,600 | 1.0 | 1.0 |
| 1 Doriemus Drive, Truganina | 14 June 2016 | Freehold | 124,638 | 96,812 | 2.7 | 2.6 |
| 2-22 Efficient Drive, Truganina | 14 June 2016 | Freehold | 62,123 | 45,472 | 1.3 | 1.2 |
| 1-13 and 15-27 Sunline Drive, Truganina | 14 June 2016 | Freehold | 45,145 | 32,662 | 0.9 | 0.9 |
| Balance carried forward | | | 896,858 | 710,149 | 19.6 | 18.8 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)
Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|--|------------------|---|-----------------------|-----------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 896,858 | 710,149 | 19.6 | 18.8 |
| Melbourne, Victoria (cont'd) | | | | | | |
| West (cont'd) | | | | | | |
| <u>West Park Industrial Estate (cont'd)</u> | | | | | | |
| 42 Sunline Drive, Truganina | 14 June 2016 | Freehold | 25,026 | 17,798 | 0.5 | 0.5 |
| 43 Efficient Drive, Truganina | 1 August 2017 | Freehold | 34,840 | 26,892 | 0.8 | 0.7 |
| <u>Altona Industrial Park</u> | | | | | | |
| 18-34 Aylesbury Drive, Altona | 14 June 2016 | Freehold | 36,901 | 26,403 | 0.8 | 0.7 |
| North | | | | | | |
| <u>Melbourne Airport Business Park</u> | | | | | | |
| 38-52 Sky Road East, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 49,227 ^(f) | 42,691 ^(f) | 1.1 | 1.1 |
| 96-106 Link Road, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 38,767 ^(f) | 37,032 ^(f) | 0.8 | 1.0 |
| 17-23 Jets Court, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 14,635 ^(f) | 14,033 ^(f) | 0.3 | 0.4 |
| 25-29 Jets Court, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 19,208 ^(f) | 16,661 ^(f) | 0.4 | 0.4 |
| 28-32 Sky Road East, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 15,598 ^(f) | 12,961 ^(f) | 0.4 | 0.3 |
| 115-121 South Centre Road, Melbourne Airport | 14 June 2016 | 31-year leasehold expiring on 30 June 2047 | 8,878 ^(f) | 8,091 ^(f) | 0.2 | 0.2 |
| City Fringe | | | | | | |
| <u>Port Melbourne</u> | | | | | | |
| 2-46 Douglas Street, Port Melbourne | 14 June 2016 | 37-year leasehold expiring on 30 March 2053 | 40,527 ^(f) | 39,760 ^(f) | 0.9 | 1.1 |
| Balance carried forward | | | 1,180,465 | 952,471 | 25.8 | 25.2 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)
Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|--|------------------|--|------------------------|-----------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 1,180,465 | 952,471 | 25.8 | 25.2 |
| Sydney, New South Wales | | | | | | |
| Outer Central West | | | | | | |
| <u>Eastern Creek</u> | | | | | | |
| 4-8 Kangaroo Avenue, Eastern Creek | 14 June 2016 | Freehold | 106,973 | 89,967 | 2.3 | 2.4 |
| 21 Kangaroo Avenue, Eastern Creek | 14 June 2016 | Freehold | 88,326 | 71,876 | 1.9 | 1.9 |
| 17 Kangaroo Avenue, Eastern Creek | 14 June 2016 | Freehold | 60,749 | 47,184 | 1.3 | 1.2 |
| 7 Eucalyptus Place, Eastern Creek | 14 June 2016 | Freehold | 44,163 | 32,271 | 1.0 | 0.9 |
| 2 Hanson Place, Eastern Creek | 20 August 2019 | Freehold | 83,615 | 70,947 | 1.8 | 1.9 |
| <u>Pemulwuy</u> | | | | | | |
| 8-8A Reconciliation Rise, Pemulwuy | 14 June 2016 | Freehold | 61,338 | 47,526 | 1.3 | 1.3 |
| 6 Reconciliation Rise, Pemulwuy | 14 June 2016 | Freehold | 54,713 | 45,619 | 1.2 | 1.2 |
| <u>Wetherill Park</u> | | | | | | |
| 1 Burilda Close, Wetherill Park | 30 November 2016 | 90-year leasehold expiring on 29 September 2106 | 117,877 ^(f) | 97,120 ^(f) | 2.6 | 2.6 |
| Lot 1, 2 Burilda Close, Wetherill Park | 1 August 2017 | 89-year leasehold expiring on 14 July 2106 | 43,964 ^(f) | 38,394 ^(f) | 1.0 | 1.0 |
| 3 Burilda Close, Wetherill Park | 5 September 2018 | 89-year leasehold expiring on 15 May 2107 | 62,230 ^(f) | 53,677 ^(f) | 1.4 | 1.4 |
| Outer North West | | | | | | |
| <u>Seven Hills</u> | | | | | | |
| 8 Distribution Place, Seven Hills | 14 June 2016 | Freehold | 32,730 | 25,719 | 0.7 | 0.7 |
| 99 Station Road, Seven Hills | 14 June 2016 | Freehold | 28,755 | 21,025 | 0.6 | 0.6 |
| 10 Stanton Road, Seven Hills | 14 June 2016 | Freehold | 19,039 | 14,962 | 0.4 | 0.4 |
| 8 Stanton Road, Seven Hills | 1 August 2017 | Freehold | 26,645 | 18,678 | 0.6 | 0.5 |
| <u>Winston Hills</u> | | | | | | |
| 11 Gibbon Road, Winston Hills | 14 June 2016 | Freehold | 51,524 | 47,184 | 1.1 | 1.2 |
| Port Kembla (Wollongong) | | | | | | |
| <u>Port Kembla (Wollongong)</u> | | | | | | |
| Lot 104 & 105 Springhill Road, Port Kembla | 14 June 2016 | 33-year leasehold, expiring on 13 August 2049 ^(b) for Lot 104 and 20 August 2049 ^(b) for Lot 105 | 26,100 ^(f) | 28,701 ^(f) | 0.7 | 0.8 |
| Balance carried forward | | | 2,089,206 | 1,703,321 | 45.7 | 45.2 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)
Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|---|------------------|--|-----------------|-----------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 2,089,206 | 1,703,321 | 45.7 | 45.2 |
| Brisbane, Queensland | | | | | | |
| 350 Earnshaw Road, Northgate | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 69,679 | 59,652 | 1.5 | 1.6 |
| 286 Queensport Road, North Murarrie | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 49,070 | 40,192 | 1.1 | 1.1 |
| 57-71 Platinum Street, Crestmead | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 55,940 | 46,450 | 1.2 | 1.2 |
| 51 Stradbroke Street, Heathwood | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 35,576 | 28,555 | 0.8 | 0.8 |
| 30 Flint Street, Inala | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 27,774 | 25,914 | 0.6 | 0.7 |
| 99 Shettleston Street, Rocklea | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 21,100 | 23,470 | 0.5 | 0.6 |
| 55-59 Boundary Road, Carole Park | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 23,112 | 19,851 | 0.5 | 0.5 |
| 10 Siltstone Place, Berrinba | 20 June 2016 | 99-year leasehold expiring on 19 June 2115 | 18,892 | 16,038 | 0.4 | 0.4 |
| 143 Pearson Road, Yatala | 31 August 2016 | 99-year leasehold expiring on 30 August 2115 | 49,953 | 40,876 | 1.1 | 1.1 |
| 166 Pearson Road, Yatala | 1 August 2017 | Freehold | 51,818 | 41,072 | 1.1 | 1.1 |
| 103-131 Wayne Goss Drive, Berrinba | 5 September 2018 | Freehold | 37,293 | 32,271 | 0.8 | 0.9 |
| 29-51 Wayne Goss Drive, Berrinba | 20 August 2019 | Freehold | 31,699 | 26,501 | 0.7 | 0.7 |
| Adelaide, South Australia & Perth, Western Australia | | | | | | |
| 20-22 Butler Boulevard, Adelaide Airport | 14 June 2016 | 81-year leasehold expiring on 27 May 2097 ^(d) | – | 18,211 ^(f) | – | 0.5 |
| 18-20 Butler Boulevard, Adelaide Airport | 14 June 2016 | 81-year leasehold expiring on 27 May 2097 ^(d) | – | 13,044 ^(f) | – | 0.3 |
| 5 Butler Boulevard, Adelaide Airport | 14 June 2016 | 81-year leasehold expiring on 27 May 2097 ^(d) | – | 13,162 ^(f) | – | 0.3 |
| 60 Paltridge Road, Perth Airport | 14 June 2016 | 17-year leasehold expiring on 3 June 2033 | 11,188 | 11,637 | 0.2 | 0.3 |
| Balance carried forward | | | 2,572,300 | 2,160,217 | 56.2 | 57.3 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)

Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|--------------------------------------|------------------|--|------------------------|------------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 2,572,300 | 2,160,217 | 56.2 | 57.3 |
| B) Germany | | | | | | |
| Stuttgart – Mannheim | | | | | | |
| Industriepark 309, Gottmadingen | 25 May 2018 | Freehold | 80,816 | 77,935 | 1.8 | 2.1 |
| Otto-Hahn-Straße 10, Vaihingen | 25 May 2018 | Freehold | 91,508 | 88,017 | 2.0 | 2.3 |
| Eiselauer Weg 2, Ulm | 25 May 2018 | Freehold | 71,776 | 71,389 | 1.6 | 1.9 |
| Murrer Straße 1, Freiberg | 25 May 2018 | Freehold | 60,219 | 58,251 | 1.3 | 1.5 |
| Ambros-Nehren-Straße 1, Achern | 25 May 2018 | Freehold | 24,214 | 23,524 | 0.5 | 0.6 |
| Bietigheimer Straße 50-52, Tamm | 23 August 2019 | Freehold | 126,256 | 117,302 | 2.8 | 3.1 |
| Am Bühlfeld 2-8, Herbrechtingen | 3 September 2019 | Freehold | 67,452 | 55,370 | 1.5 | 1.5 |
| Munich – Nuremberg | | | | | | |
| Oberes Feld 2, 4, 6, 8, Moosthenning | 25 May 2018 | Freehold | 116,508 | 110,741 | 2.5 | 2.9 |
| Koperstraße 10, Nuremberg | 25 May 2018 | 63-year leasehold expiring on 31 December 2080 | 111,330 ^(f) | 104,872 ^(f) | 2.4 | 2.8 |
| Industriepark 1, Mamming | 25 May 2018 | Freehold | 24,843 | 24,805 | 0.5 | 0.7 |
| Jubatus-Allee 3, Ebermannsdorf | 25 May 2018 | Freehold | 13,522 | 12,482 | 0.3 | 0.3 |
| Dieselstraße 30, Garching | 27 August 2019 | Freehold | 54,087 | 51,690 | 1.2 | 1.4 |
| Hermesstraße 5, Graben, Augsburg | 3 September 2019 | Freehold | 66,666 | 57,451 | 1.5 | 1.5 |
| Hamburg – Bremen | | | | | | |
| Am Krainhop 10, Isenbüttel | 25 May 2018 | Freehold | 29,559 | 29,926 | 0.6 | 0.8 |
| Am Autobahnkreuz 14, Rastede | 25 May 2018 | Freehold | 29,088 | 28,805 | 0.7 | 0.8 |
| Balance carried forward | | | 3,540,144 | 3,072,777 | 77.4 | 81.5 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)

Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|------------------------------------|------------------|-----------------------|-----------------|-----------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 3,540,144 | 3,072,777 | 77.4 | 81.5 |
| Dusseldorf – Cologne | | | | | | |
| Saalhoffer Straße 211, Rheinberg | 25 May 2018 | Freehold | 53,458 | 46,569 | 1.2 | 1.2 |
| Elbestraße 1-3, Marl | 25 May 2018 | Freehold | 24,591 | 23,044 | 0.5 | 0.6 |
| Keffelker Straße 66, Brilon | 25 May 2018 | Freehold | 18,553 | 15,843 | 0.4 | 0.4 |
| Gustav-Stresemann-Weg 1, Münster | 25 May 2018 | Freehold | 24,056 | 24,965 | 0.5 | 0.7 |
| Walter-Gropius-Straße 19, Bergheim | 23 August 2019 | Freehold | 36,006 | 32,086 | 0.8 | 0.9 |
| An den Dieken 94, Ratingen | 23 August 2019 | Freehold | 93,552 | 75,854 | 2.0 | 2.0 |
| Leipzig – Chemnitz | | | | | | |
| Johann-Esche-Straße 2, Chemnitz | 25 May 2018 | Freehold | 26,729 | 26,885 | 0.6 | 0.7 |
| Am Exer 9, Leipzig | 25 May 2018 | Freehold | 23,270 | 22,244 | 0.5 | 0.6 |
| Frankfurt | | | | | | |
| Im Birkengrund 5-7, Obertshausen | 23 August 2019 | Freehold | 58,175 | 50,249 | 1.3 | 1.3 |
| Bielefeld | | | | | | |
| Fuggerstraße 17, Bielefeld | 28 November 2019 | Freehold | 49,370 | 42,408 | 1.1 | 1.1 |
| Berlin | | | | | | |
| Gewerbegebiet Etzin 1, Ketzin | 20 December 2019 | Freehold | 68,395 | 69,293 | 1.5 | 1.8 |
| Baden – Württemberg | | | | | | |
| Buchäckerring 18, Bad Rappenau | 4 June 2021 | Freehold | 64,936 | - | 1.4 | - |
| Rheinland – Pfalz | | | | | | |
| Genfer Allee 6, Mainz | 4 June 2021 | Freehold | 86,791 | - | 1.9 | - |
| Am Römig 8, Frankenthal | 4 June 2021 | Freehold | 47,641 | - | 1.1 | - |
| Balance carried forward | | | 4,215,667 | 3,502,217 | 92.2 | 92.8 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)

Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|---|------------------|--|-----------------|-----------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 4,215,667 | 3,502,217 | 92.2 | 92.8 |
| C) Netherlands | | | | | | |
| Tilburg – Venlo | | | | | | |
| Belle van Zuylenstraat 5, Tilburg; | 25 May 2018 | Freehold | 28,663 | 26,085 | 0.6 | 0.7 |
| Mraga Klompeweg 7, Tilburg | 25 May 2018 | Freehold | 47,012 | 43,368 | 1.0 | 1.2 |
| Heierhoevenweg 17, Venlo | | | | | | |
| Utrecht – Zeewolde | | | | | | |
| Brede Steeg 1, s-Heerenberg | 25 May 2018 | Freehold | 107,860 | 104,820 | 2.4 | 2.8 |
| Handelsweg 26, Zeewolde | 25 May 2018 | Freehold | 76,414 | 70,253 | 1.7 | 1.9 |
| Meppel | | | | | | |
| Mandeveld 12, Meppel | 31 October 2018 | Freehold | 45,330 | 44,488 | 1.0 | 1.2 |
| De Klomp | | | | | | |
| Trafostraat 190, Ede, Destillatiestraat 2, De Klomp, and Innovatielaan 6, De Klomp | 30 June 2021 | Freehold | 33,805 | - | 0.7 | - |
| D) The United Kingdom | | | | | | |
| Connexion, Blythe Valley Park, Shirley, Solihull, United Kingdom | 4 June 2021 | Freehold | 78,028 | - | 1.7 | - |
| Commercial portfolio | | | | | | |
| A) Singapore | | | | | | |
| 18, 20 & 22 Cross Street and 4 retail units at 181 South Bridge Road, Singapore 048423/2/1 and 058743 | 15 April 2020 | 76-year leasehold expiring 2 February 2096 | 632,000 | 643,000 | 13.8 | 17.1 |
| Alexandra Technopark 438A, 438B & 438C Alexandra Road, Singapore 119967/8/76 | 15 April 2020 | 88-year leasehold expiring 25 August 2108 | 657,000 | 624,000 | 14.3 | 16.5 |
| Balance carried forward | | | 5,921,779 | 5,058,231 | 129.4 | 134.2 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)

Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|---|------------------|---|------------------|------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 5,921,779 | 5,058,231 | 129.4 | 134.2 |
| B) Australia | | | | | | |
| Central Park 152-158 St Georges Terrace, Perth, Western Australia, 6000 ("Central Park") ^(e) | 15 April 2020 | Freehold | 328,769 | 307,061 | 7.2 | 8.1 |
| Caroline Chisholm Centre Block 4 Section 13, Tuggeranong, ACT 2900 Australia ("Caroline Chisholm Centre") | 15 April 2020 | 81-year leasehold expiring 25 June 2101 | 242,406 | 239,585 | 5.3 | 6.4 |
| 357 Collins Street, Melbourne, Victoria 3000 Australia ("357 Collins Street") | 15 April 2020 | Freehold | 316,992 | 312,928 | 6.9 | 8.3 |
| C) The United Kingdom | | | | | | |
| Farnborough Business Park, Farnborough, Thames Valley, United Kingdom | 30 April 2020 | Freehold | 314,659 | 314,028 | 6.9 | 8.3 |
| Maxis Business Park, Western Road, Bracknell, United Kingdom | 12 August 2020 | Freehold | 121,625 | 120,407 | 2.7 | 3.2 |
| Blythe Valley Park, Shirley, Solihull, United Kingdom | 4 June 2021 | Freehold | 236,052 | - | 5.2 | - |
| Total investment properties and balance carried forward | | | 7,482,282 | 6,352,240 | 163.6 | 168.5 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

F. Portfolio Statement (cont'd)

Group

| Location of property | Acquisition date | Tenure ^(a) | Carrying amount | Carrying amount | Percentage of net assets attributable to Unitholders | Percentage of net assets attributable to Unitholders |
|--|------------------|-----------------------|-----------------|------------------------|--|--|
| | | | 2021 | 2020 | 2021 | 2020 |
| | | | S\$'000 | S\$'000 | % | % |
| Balance brought forward | | | 7,482,282 | 6,352,240 | 163.6 | 168.5 |
| Investment property held for sale | | | | | | |
| <u>Logistics and industrial portfolio</u> | | | | | | |
| Australia | | | | | | |
| Brisbane, Queensland | | | | | | |
| 99 Sandstone Place, Parkinson | 20 June 2016 | Freehold | – | 148,641 ^(c) | – | 3.9 |
| Total investment properties and investment property held for sale | | | 7,482,282 | 6,500,881 | 163.6 | 172.4 |
| Other assets and liabilities (net) | | | (2,862,827) | (2,694,204) | (62.6) | (71.4) |
| Net assets of the Group | | | 4,619,455 | 3,806,677 | 101.0 | 101.0 |
| Net assets attributable to non-controlling interests | | | (44,814) | (36,217) | (1.0) | (1.0) |
| Unitholders' funds | | | 4,574,641 | 3,770,460 | 100.0 | 100.0 |

- (a) From the date of acquisition.
(b) Includes an option for the Group to renew the land lease for 5 further terms of 5 years upon expiry.
(c) The carrying amount represented the Group's 50% interest in the property.
(d) Includes an option for the Group to renew the land lease for a further term of 49 years upon expiry.
(e) The Group has an effective interest of 50% in the property.
(f) Includes right-of-use asset.

G. Notes to Condensed Interim Consolidated Financial Statements

1. General

Frasers Logistics & Commercial Trust (the “Trust” or “FLCT”) is a Singapore-domiciled unit trust constituted in Singapore pursuant to the Trust Deed dated 30 November 2015 (as amended) (the “Trust Deed”) between Frasers Logistics & Commercial Asset Management Pte. Ltd. (the “Manager”) and Perpetual (Asia) Limited (the “Trustee”). The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiaries (the “Group”) in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

The Trust was formally admitted to the Official List of the Main Board of the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 20 June 2016 (the “Listing Date”).

The registered office of the Manager is at 438 Alexandra Road, #21-00 Alexandra Point, Singapore 119958.

The principal activity of the Group is to invest directly or indirectly in a diversified portfolio of income producing real estate assets (i) used for logistics or industrial purposes and located globally which may also include office components ancillary to the foregoing purposes, or (ii) used for commercial purposes (comprising primarily office space in a Central Business District (“CBD office space”) or business park purposes (comprising primarily non-CBD office space and/or research and development space) located in the Asia Pacific region or in Europe (including the United Kingdom).

For financial reporting purposes, the Group is regarded as a subsidiary of Frasers Property Limited, a Singapore-domiciled company. The ultimate holding company is TCC Assets Limited, which is incorporated in the British Virgin Islands.

The condensed interim consolidated financial statements relate to the Trust and its subsidiaries.

2. Basis of preparation

The financial statements for the six months ended 30 September 2021 have been prepared in accordance with the provisions relevant to interim financial information in the Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore and the provisions of the Trust Deed, and should be read in conjunction with the Group’s last annual consolidated financial statements as at and for the year ended 30 September 2020. RAP 7 requires the accounting policies to generally comply with the principles relating to recognition and measurement under the Financial Reporting Standards in Singapore (“FRSs”).

The financial statements do not contain all of the information required for full annual financial statements.

The financial statements are presented in Singapore dollars (“SGD”), which is the functional currency of the Trust and rounded to the nearest thousand (S\$’000).

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. These estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods affected.

2. Basis of preparation (cont'd)

In preparing the financial statements, significant judgements made by the Manager in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the consolidated financial statements as at and for the year ended 30 September 2020.

The accounting policies applied by the Group in these financial statements are the same as those applied by the Group in its financial statements as at and for the year ended 30 September 2020, except for adoption of the following amendments to and interpretations of FRS for the first time for the annual period beginning on 1 October 2020:

- *Amendments to References to Conceptual Framework in FRS Standards*
- *Definition of a Business (Amendments to FRS 103)*
- *Definition of Material (Amendments to FRS 1 and FRS 8)*

In addition, the Group has early adopted Interest Rate Benchmark Reform – Phase 2 - *Amendments to FRS 109 Financial Instruments, FRS 39 Financial Instruments – Recognition and Measurement, FRS 107 Financial Instruments: Disclosures, FRS 104 Insurance Contracts, and FRS 116 Leases* in relation to phase 2 of the project on interest rate benchmark reform. The Group applied the Phase 2 amendments retrospectively. In accordance with the exceptions permitted in the Phase 2 amendments, the Group has elected not to restate the comparative information to reflect the application of these amendments, including not providing additional disclosures for 2020.

The application of these amendments to standards and interpretations did not have a material impact on the financial statements.

A number of new standards, interpretations and amendments to standards are effective for annual periods beginning after 1 October 2020 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements. The Group is in the process of assessing the impact of the new standards, interpretations and amendments to standards on its financial statements.

3. Revenue

Revenue comprises the following:

| | Group | | | |
|--------------------------|----------------|----------------|----------------|----------------|
| | 2H2021 | 2H2020 | 2021 | 2020 |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Rental income | 198,035 | 184,044 | 391,458 | 286,411 |
| Incentives reimbursement | - | 2,965 | 2,309 | 5,422 |
| Recoverable outgoings | 32,621 | 23,239 | 65,693 | 37,130 |
| Other revenue | 6,971 | 3,036 | 9,868 | 3,066 |
| | <u>237,627</u> | <u>213,284</u> | <u>469,328</u> | <u>332,029</u> |

Other revenue in 2021 relates mainly to the early surrender fee received from various tenants of Farnborough Business Park, Farnborough, Thames Valley, and government grant income received by the Group in relation to property tax rebates on its Singapore properties and subsidies on certain properties in the European portfolio. Other revenue in 2020 related mainly to the government grant income received by the Group in relation to property tax rebates on its Singapore properties.

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

4. Property operating expenses

Property operating expenses comprise the following:

| | Group | | | |
|--|-------------------|-------------------|-----------------|-----------------|
| | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Land and property tax | 11,410 | 9,420 | 23,383 | 14,745 |
| Property management fee | 7,379 | 3,374 | 14,746 | 5,116 |
| Property maintenance and related expenses | 16,375 | 11,425 | 30,647 | 13,702 |
| Property related professional fees | 199 | 1,835 | 591 | 1,902 |
| (Reversal of allowance)/Allowance for doubtful receivables | (1,072) | 1,820 | (326) | 1,820 |
| Statutory expenses | 5,413 | 4,834 | 10,608 | 8,279 |
| Other property expenses | 11,106 | 12,234 | 23,019 | 16,650 |
| | <u>50,810</u> | <u>44,942</u> | <u>102,668</u> | <u>62,214</u> |

Statutory expenses relate to council rates, utility charges and other government levies. Other property expenses relate to insurance premiums, amortisation of leasing fee and government grant expenses incurred by the Group.

5. Net finance costs

| | Group | | | |
|---|-------------------|-------------------|-----------------|-----------------|
| | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Finance income | | | | |
| Interest income | 18 | 90 | 45 | 277 |
| Fair value gain on financial assets at FVTPL | 879 | - | 879 | - |
| | <u>897</u> | <u>90</u> | <u>924</u> | <u>277</u> |
| Finance costs | | | | |
| Financial liabilities measured at amortised cost: | | | | |
| - Amortisation of debt upfront costs | (1,601) | (2,066) | (3,527) | (3,277) |
| - Interest expense on bank loans and notes | (15,987) | (19,297) | (34,682) | (28,939) |
| - Interest expense on lease liabilities | (2,491) | (2,625) | (5,314) | (5,060) |
| - Others | (345) | (543) | (804) | (789) |
| | <u>(20,424)</u> | <u>(24,531)</u> | <u>(44,327)</u> | <u>(38,065)</u> |
| Derivatives measured at fair value | | | | |
| - Interest expense | (1,847) | (2,982) | (1,360) | (3,104) |
| | <u>(22,271)</u> | <u>(27,513)</u> | <u>(45,687)</u> | <u>(41,169)</u> |
| Net finance costs | <u>(21,374)</u> | <u>(27,423)</u> | <u>(44,763)</u> | <u>(40,892)</u> |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

6. Tax expense

The major components of tax expense are:

| | Group | | | |
|---|-------------------|-------------------|-----------------|-----------------|
| | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Current tax expense | | | | |
| - Current year | 7,231 | 5,458 | 14,804 | 7,467 |
| - Under/(Over) provision in respect of prior years | 904 | (9) | 807 | (9) |
| | 8,135 | 5,449 | 15,611 | 7,458 |
| Withholding tax expense | 5,405 | 5,414 | 18,450 | 10,364 |
| Deferred tax expense | | | | |
| - Origination and reversal of temporary differences | 106,481 | 50,460 | 106,836 | 53,897 |
| | 120,021 | 61,323 | 140,897 | 71,719 |

Current tax expense comprises mainly the income tax on the Group's entities. Withholding tax expense relates to withholding tax on the taxable distributable income and interest income from the Group's Australian entities. Deferred tax is provided on the temporary differences between the tax bases of investment properties and their carrying amounts at the reporting date. The increase in deferred tax expense is due mainly to the deferred tax liabilities recognised on the fair value gains on non-Singapore investment properties.

7. Earnings per Unit

Basic earnings per Unit

The calculation of basic earnings per Unit for the Group is based on the total return for the period attributable to Unitholders and weighted average number of Units during the period:

| | Group | | | |
|--|-------------------|-------------------|-----------------|-----------------|
| | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Total return for the period attributable to Unitholders | 615,562 | 387,296 | 731,106 | 454,722 |
| | '000 | '000 | '000 | '000 |
| Issued Units at the beginning of the period | 3,428,684 | 2,262,064 | 3,413,220 | 2,248,893 |
| Effect of issue of new Units: | | | | |
| - Private placement | 157,377 | - | 78,904 | - |
| - In partial satisfaction of the consideration for the merger with FCOT by way of a trust scheme of arrangement ("Merger") | - | 988,145 | - | 494,073 |
| - In satisfaction of the Managers' management fees paid in Units | 2,422 | 7,170 | 15,022 | 13,615 |
| - In satisfaction of the Managers' acquisition fees paid in Units | 1,563 | 8,884 | 1,289 | 6,824 |
| Weighted average number of Units | 3,590,046 | 3,266,263 | 3,508,435 | 2,763,405 |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

7. Earnings per Unit (cont'd)

Diluted earnings per Unit

The calculation of diluted earnings per Unit for the Group was based on the total return for the period attributable to Unitholders and the weighted average number of Units during the period after adjustment for the effects of all dilutive potential Units.

| | Group | | | |
|---|-------------------|-------------------|------------------|------------------|
| | 2H2021 S\$'000 | 2H2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Total return for the period attributable to Unitholders | 615,562 | 387,296 | 731,106 | 454,722 |
| | '000 | '000 | '000 | '000 |
| Weighted average number of Units used in calculation of basic earnings per Unit | 3,590,046 | 3,266,263 | 3,508,435 | 2,763,405 |
| - Effect of the Managers' management fees payable in Units | 11,945 | 12,694 | 14,303 | 16,961 |
| - Effect of the Managers' acquisition fees payable in Units | 1,512 | 3,066 | 2,292 | 7,585 |
| Weighted average number of Units (diluted) | <u>3,603,503</u> | <u>3,282,023</u> | <u>3,525,030</u> | <u>2,787,951</u> |

8. Investment properties

| | Note | Group | |
|--|------|------------------|------------------|
| | | 2021 S\$'000 | 2020 S\$'000 |
| At 1 October | | 6,352,240 | 3,366,358 |
| Acquisition of investment properties through acquisition of subsidiaries | 12 | 234,293 | 2,386,648 |
| Acquisition of investment properties (including acquisition costs) | | 328,151 | 23,479 |
| Capital expenditure incurred | | 32,747 | 13,395 |
| Transfer to investment property held for sale | | - | (148,641) |
| Disposal of investment properties | | (45,962) | - |
| Capitalisation of leasing incentives, net of amortisation | | 1,810 | 364 |
| Straight-lining of rental adjustments | | 4,242 | 7,161 |
| Net change in fair value recognised in statement of total return | | 602,850 | 334,306 |
| Translation differences | | (28,089) | 369,170 |
| At 30 September | | <u>7,482,282</u> | <u>6,352,240</u> |

Investment properties comprise industrial properties in Australia, Germany and the Netherlands, and the United Kingdom and commercial properties and business parks in Singapore, Australia and the United Kingdom that are leased to third parties under operating leases.

In August 2020, the Group announced its proposed divestment of its remaining 50% interest in 99 Sandstone Place, Parkinson located in Queensland, Australia ("Sandstone Place Divestment"). Accordingly, the investment property was reclassified to investment property held for sale as at 30 September 2020. The divestment was completed on 23 November 2020.

8. Investment properties (cont'd)

Investment properties, are stated at fair value at the reporting date. As at 30 September 2021, the fair values of the investment properties were based on independent valuations undertaken by the following property valuers:

Logistics and industrial portfolio

| Properties in: | Property Valuer |
|-----------------------------|---|
| Australia | CIVAS (VIC) Pty Limited, CIVAS (NSW) Pty Limited, Jones Lang LaSalle Advisory Services Pty Ltd, Knight Frank NSW Valuations & Advisory Pty Ltd and Savills Valuations Pty Ltd (2020: CIVAS (VIC) Pty Ltd, Knight Frank NSW Valuations & Advisory Pty Ltd, Savills Valuations Pty Ltd and Urbis Valuations Pty Ltd) |
| Germany and the Netherlands | Jones Lang LaSalle SE, BNP Paribas and Savills PLC (2020: CBRE Ltd, Jones Lang LaSalle SE, BNP Paribas and Savills PLC) |
| United Kingdom | Knight Frank LLP |

Commercial portfolio

| Properties in: | Property Valuer |
|-----------------------|---|
| Australia | Colliers VIC, Knight Frank Australia Pty Ltd and Knight Frank Valuation & Advisory Canberra Pty Limited (2020: Jones Lang LaSalle Advisory Services Pty Ltd, Colliers International (WA) Pty Ltd and Colliers International Valuation & Advisory Services (ACT) Pty Limited) |
| Singapore | CBRE Pte. Ltd. (2020: Jones Lang LaSalle Property Consultants Pte Ltd and Savills Valuation and Professional Services (S) Pte Ltd) |
| United Kingdom | Knight Frank LLP (2020: Jones Lang LaSalle Ltd and Knight Frank LLP) |

There was no uncertainty clause highlighted in the valuation reports for the Group's investment properties in 2021. In 2020, the valuers for certain commercial properties in Singapore and Australia, namely Alexandra Technopark in Singapore and Central Park and 357 Collins Street in Australia, have highlighted in their valuation reports that the real estate market has been impacted by the uncertainty that the COVID-19 pandemic has caused, that the valuations were current at the date of valuation only and that the values may change significantly and unexpectedly over a relatively short period of time.

Measurement of fair value

In 2021, the fair values of the investment properties (2020: including the investment property held for sale) were determined using the capitalisation method and/or discounted cash flow method (2020: capitalisation method, discounted cash flow method, and/or direct comparison method). The valuation methods involve making certain estimates including those relating to capitalisation rate, gross initial yield, net initial yield, discount rate and terminal yield (2020: capitalisation rate, gross initial yield, net initial yield, discount rate, terminal yield and price per square foot ("psf")).

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

8. Investment properties (cont'd)

The fair value measurement for all of the investment properties, including the investment property held for sale, has been categorised as a Level 3 fair value based on the inputs to the valuation techniques used.

| | 2021 | 2020 |
|--|-------------------------|-------------------------|
| | S\$'000 | S\$'000 |
| Fair value of investment properties (based on valuation reports) | 7,323,891 | 6,177,317 |
| Add: Carrying amount of lease liabilities | <u>158,391</u> | <u>174,923</u> |
| Carrying amount of investment properties | <u><u>7,482,282</u></u> | <u><u>6,352,240</u></u> |

The fair values of investment properties are determined annually by independent professional valuers. The appropriateness of the valuation methodologies and assumptions adopted are reviewed by the Manager along with the appropriateness and reliability of the inputs used in the valuations.

In selecting the appropriate valuation models and inputs to be adopted for each valuation that uses significant non-observable inputs, the independent professional valuers are required to recalibrate the valuation models and inputs to actual market transactions (which may include transactions entered into by the Group with third parties as appropriate) that are relevant to the valuation if such information is reasonably available.

Significant changes in fair value measurements from period to period are evaluated for reasonableness. Key drivers of the changes are identified and assessed for reasonableness against relevant information from independent sources, or internal sources if necessary.

In accordance with the Group's reporting policies, the valuation process and the results of the independent valuations are reviewed once a year by the Audit, Risk and Compliance Committee before the results are presented to the Board of Directors for approval.

In relying on the valuation reports, the Manager had exercised its judgement and was satisfied that the independent valuers have the appropriate professional qualifications and experience in the location and category of the properties being valued and the valuation estimates were reflective of the current market conditions.

9. Loans and borrowings

| | Group | | Trust | |
|-------------------------------------|-----------------------|-----------------------|---------------------|-----------------------|
| | 2021 | 2020 | 2021 | 2020 |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Current | | | | |
| Bank loans | | | | |
| - unsecured | 210,310 | 456,300 | 1,800 | 310,330 |
| - secured | 21,852 | 110,615 | - | - |
| Fixed rate notes - unsecured | - | 110,000 | - | - |
| Floating rate notes - unsecured | 1,250 | - | - | - |
| Less: Unamortised transaction costs | <u>(167)</u> | <u>(900)</u> | <u>(1)</u> | <u>(858)</u> |
| | <u>233,245</u> | <u>676,015</u> | <u>1,799</u> | <u>309,472</u> |
| Lease liabilities | <u>1,260</u> | <u>1,241</u> | <u>-</u> | <u>-</u> |
| | <u><u>234,505</u></u> | <u><u>677,256</u></u> | <u><u>1,799</u></u> | <u><u>309,472</u></u> |

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

9. Loans and borrowings (cont'd)

| | Group | | Trust | |
|-------------------------------------|------------------|------------------|------------------|------------------|
| | 2021 S\$'000 | 2020 S\$'000 | 2021 S\$'000 | 2020 S\$'000 |
| Non-current | | | | |
| Bank loans | | | | |
| - unsecured | 1,820,432 | 1,493,087 | 1,439,432 | 968,396 |
| - secured | 308,494 | 263,827 | - | - |
| Fixed rate notes - unsecured | 169,250 | 19,250 | - | - |
| Floating rate notes - unsecured | - | 1,250 | - | - |
| Less: Unamortised transaction costs | (8,100) | (7,546) | (6,291) | (6,153) |
| | <u>2,290,076</u> | <u>1,769,868</u> | <u>1,433,141</u> | <u>962,243</u> |
| Lease liabilities | 157,131 | 173,682 | - | - |
| | <u>2,447,207</u> | <u>1,943,550</u> | <u>1,433,141</u> | <u>962,243</u> |
| Total loans and borrowings | <u>2,681,712</u> | <u>2,620,806</u> | <u>1,434,940</u> | <u>1,271,715</u> |

The borrowings are secured against certain investment properties in the European portfolio.

10. Net asset value/Net tangible asset per Unit

| | Group | | Trust | |
|--|-----------|-----------|-----------|-----------|
| | 2021 | 2020 | 2021 | 2020 |
| Net asset value ("NAV") per Unit is based on: Net assets attributable to Unitholders (S\$'000) | 4,574,641 | 3,770,460 | 3,335,204 | 3,074,592 |
| Total issued and issuable Units at 30 September ('000) (Note 11) | 3,686,126 | 3,424,069 | 3,686,126 | 3,424,069 |
| NAV/Net tangible asset per Unit (S\$) | 1.24 | 1.10 | 0.90 | 0.90 |

11. Units in issue and to be issued

| | Group and Trust | | | |
|--|----------------------------|------------------|----------------------------|------------------|
| | 30 September 2021 | | 30 September 2020 | |
| | Number of Units '000 | S\$'000 | Number of Units '000 | S\$'000 |
| Units issued | | | | |
| At 1 October | 3,413,220 | 3,074,594 | 2,248,893 | 1,919,350 |
| Creation of new Units: | | | | |
| - Private placement | 240,000 | 335,760 | - | - |
| - Managers' management fees paid in Units | 19,620 | 27,859 | 20,233 | 21,649 |
| - Managers' acquisition fees paid in Units | 3,580 | 5,020 | 13,903 | 14,706 |
| - Units issued as partial satisfaction of the consideration for the Merger | - | - | 1,130,191 | 1,118,889 |
| At 30 September | <u>3,676,420</u> | <u>3,443,233</u> | <u>3,413,220</u> | <u>3,074,594</u> |
| Units to be issued | | | | |
| Managers' management fees payable in Units | 9,706 | 14,666 | 10,344 | 14,722 |
| Managers' acquisition fees payable in Units | - | - | 505 | 718 |
| Total issuable Units | <u>9,706</u> | <u>14,666</u> | <u>10,849</u> | <u>15,440</u> |
| Total issued and issuable Units | <u>3,686,126</u> | <u>3,457,899</u> | <u>3,424,069</u> | <u>3,090,034</u> |

11. Units in issue and to be issued (cont'd)

During the year, the following new Units were issued:

- 240,000,000 Units were issued in June 2021 in a private placement undertaken by FLCT (the "Private Placement"), for cash;
- 19,619,486 Units were issued in November 2020, February 2021 and August 2021 as satisfaction of the Managers' management fees payable in Units; and
- 505,408 Units were issued in October 2020 and 3,075,042 Units were issued in July 2021 as satisfaction of the Managers' acquisition fees payable in Units arising from certain subsidiaries and investment properties acquired.

12. Acquisition of subsidiaries

2021

In 2021, the Group acquired equity interests in four property holding companies which held interests in four freehold logistics and industrial properties located in Germany and the Netherlands for a total consideration of S\$151.3 million (€93.6 million).

The acquisitions were accounted for as acquisition of assets.

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the date of acquisition for the subsidiaries acquired in 2021.

| | S\$'000 |
|---|----------------|
| Investment properties | 231,849 |
| Trade and other receivables | 3,677 |
| Cash at bank | 5,410 |
| Trade and other payables | (12,240) |
| Borrowings | (74,518) |
| Shareholders' loans | (90,686) |
| Total identifiable net assets | 63,492 |
| Less: Non-controlling interest, based on their proportionate interest in the recognised amounts of the assets and liabilities of the acquiree | (2,860) |
| Identifiable net assets acquired | 60,632 |

Consideration transferred

| | |
|-----------|---------|
| Cash paid | 151,318 |
|-----------|---------|

Effect of the acquisition on cash flows

| | |
|---|---------|
| Consideration for equity interest | 60,632 |
| Add: Shareholders' loans assumed | 90,686 |
| | 151,318 |
| Add: Acquisition costs incurred | 2,444 |
| Less: Acquisition fee paid in units | (1,106) |
| Less: Cash at bank of subsidiaries acquired | (5,410) |
| Net cash outflow | 147,246 |

12. Acquisition of subsidiaries (cont'd)

2020

In 2020, there were the following acquisitions of subsidiaries:

- a) In April 2020, the Group completed the Merger with FCOT by way of a trust scheme of arrangement. FCOT owns a portfolio of six properties.

The purchase consideration of S\$1,257.3 million was settled by a cash consideration of S\$138.4 million and issuance of 1,130.2 million new Units, amounting to S\$1,118.9 million.

In April 2020, concurrent with the Merger with FCOT, the Group acquired the remaining 50% interest in Farnborough Business Park Ltd ("FBPL") which owns Farnborough Business Park for a purchase consideration of S\$158.7 million (approximately £89.3 million). The acquisition of this 50% interest in FBPL (the "FBPL Acquisition"), together with the 50% equity interest in FBPL held by FCOT, resulted in FBPL being a wholly owned subsidiary of the Group.

The Merger with FCOT and FBPL Acquisition are collectively referred to as the "FCOT Acquisition".

The net assets of FCOT include the undistributed capital gains available for distribution of S\$132.9 million. This relates to the net gain on disposal of 55 Market Street in August 2018.

- b) In August 2020, the Group acquired 100% equity interest in Maxis Business Park Limited which owns Maxis Business Park (the "Maxis Acquisition"), comprising two office buildings, in the UK, for a consideration of S\$67.7 million (approximately £37.7 million).
- c) In November 2019 and December 2019, the Group acquired equity interests in two property holding companies which hold interests in two freehold logistics properties located in Germany for a total consideration of S\$91.3 million (approximately €62.3 million) (the "Europe Acquisition").

All the acquisitions were accounted for as acquisition of assets.

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

12. Acquisition of subsidiaries (cont'd)

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the date of acquisition for the subsidiaries acquired in 2020.

| | FCOT | Maxis | Europe | Total |
|---|--------------------|--------------------|--------------------|------------------|
| | Acquisition | Acquisition | Acquisition | 2020 |
| | S\$'000 | S\$'000 | S\$'000 | S\$'000 |
| Investment properties | 2,134,632 | 121,131 | 94,625 | 2,350,388 |
| Plant and equipment | 272 | - | - | 272 |
| Trade and other receivables | 12,152 | 2,175 | 789 | 15,116 |
| Cash at bank | 40,169 | 1,725 | 3,019 | 44,913 |
| Derivative assets and liabilities | (3,922) | - | - | (3,922) |
| Trade and other payables | (96,062) | (3,290) | (3,939) | (103,291) |
| Loans and borrowings | (671,206) | (53,992) | - | (725,198) |
| Shareholders' loans | (79,258) | (34,406) | (39,145) | (152,809) |
| Total identifiable net assets | <u>1,336,777</u> | <u>33,343</u> | <u>55,349</u> | <u>1,425,469</u> |
| Less: Non-controlling interest, based on their proportionate interest in the recognised amounts of the assets and liabilities of the acquiree | - | - | (3,183) | (3,183) |
| Identifiable net assets acquired | <u>1,336,777</u> | <u>33,343</u> | <u>52,166</u> | <u>1,422,286</u> |
| Consideration transferred | | | | |
| Consideration paid in cash | 297,146 | 67,749 | 91,311 | 456,206 |
| Consideration paid in units | 1,118,889 | - | - | 1,118,889 |
| | <u>1,416,035</u> | <u>67,749</u> | <u>91,311</u> | <u>1,575,095</u> |
| Effect of the acquisition on cash flows | | | | |
| Consideration for equity interest | 1,336,777 | 33,343 | 52,166 | 1,422,286 |
| Add: Shareholders' loans assumed | 79,258 | 34,406 | 39,145 | 152,809 |
| | <u>1,416,035</u> | <u>67,749</u> | <u>91,311</u> | <u>1,575,095</u> |
| Add: Acquisition costs incurred | 34,090 | 1,038 | 1,132 | 36,260 |
| | <u>1,450,125</u> | <u>68,787</u> | <u>92,443</u> | <u>1,611,355</u> |
| Less: Consideration paid in units | (1,118,889) | - | - | (1,118,889) |
| Less: Acquisition fee paid in units | (11,933) | (606) | (446) | (12,985) |
| Less: Cash at bank of subsidiaries acquired | (40,169) | (1,725) | (3,019) | (44,913) |
| Net cash outflow | <u>279,134</u> | <u>66,456</u> | <u>88,978</u> | <u>434,568</u> |

13. Capital commitments

Capital expenditure contracted for at the end of the reporting period but not recognised in the financial statements are as follows:

| | Group | 2020 |
|------------------------------------|----------------|----------------|
| | 2021 | S\$'000 |
| | S\$'000 | S\$'000 |
| Capital commitments in respect of: | | |
| - Investment properties | <u>43,096</u> | <u>10,855</u> |

14. Segment information

The Group has six reportable segments, which are logistics and industrial – Australia, Europe and UK, and commercial – Australia, Singapore and UK. Each segment is managed separately because of the differences in operating and regulatory environment. All the segments relate to properties used or predominantly used for logistics and industrial or commercial properties. For each of the reporting segments, the Board of Directors of the Manager reviews internal management reports on a regular basis.

Information regarding the results of each reportable segment is included below. Performance is measured based on segment net property income, as included in the internal management reports that are reviewed by the Board of Directors of the Manager. Segment net property income is used to measure performance as the Manager believes that such information is the most relevant in evaluating the results of its segments relative to other entities that operate within the same industry.

Information about reportable segments

| | <-----Logistics and industrial-----> | | | <-----Commercial-----> | | | Total S\$'000 |
|---|--------------------------------------|-------------------|---------------|------------------------|----------------------|---------------|-----------------------|
| | Australia S\$'000 | Europe S\$'000 | UK S\$'000 | Australia S\$'000 | Singapore S\$'000 | UK S\$'000 | |
| 2021 | | | | | | | |
| Revenue | 165,921 | 98,742 | 1,061 | 66,932 | 88,025 | 48,647 | 469,328 |
| Property operating expenses | (31,329) | (12,911) | (88) | (19,442) | (27,087) | (11,811) | (102,668) |
| Reportable segment net property income | 134,592 | 85,831 | 973 | 47,490 | 60,938 | 36,836 | 366,660 |
| Finance income | | | | | | | 924 |
| Finance costs | | | | | | | (45,687) |
| Unallocated items: | | | | | | | |
| - Expenses | | | | | | | (47,943) |
| Net income | | | | | | | <u>273,954</u> |
| Net change in fair value of derivatives | | | | | | | 1,400 |
| Net change in fair value of investment properties | 450,943 | 152,100 | 3,450 | 13,946 | 9,973 | (27,562) | 602,850 |
| Gain on divestment of investment properties | 2,451 | - | - | - | - | - | 2,451 |
| Tax expenses | | | | | | | (140,897) |
| Total return for the year | | | | | | | <u><u>739,758</u></u> |
| Capital expenditure | 8,375 | 3,849 | - | 8,779 | 10,260 | 1,484 | 32,747 |
| Non-current assets ⁽¹⁾ | 2,572,297 | 1,982,452 | 78,028 | 1,073,554 | 1,103,824 | 672,336 | 7,482,491 |

⁽¹⁾ Excluding financial assets

Frasers Logistics & Commercial Trust and its subsidiaries
Condensed Interim Financial Statements
For the six months and full year ended 30 September 2021

14. Segment information (cont'd)

| | <--Logistics and industrial--> | | <-----Commercial-----> | | | Total S\$'000 |
|---|--------------------------------|-------------------|------------------------|----------------------|---------------|------------------|
| | Australia S\$'000 | Europe S\$'000 | Australia S\$'000 | Singapore S\$'000 | UK S\$'000 | |
| 2020 | | | | | | |
| Revenue | 159,739 | 88,143 | 30,537 | 39,785 | 13,825 | 332,029 |
| Property operating expenses | (26,712) | (9,510) | (8,504) | (13,413) | (4,075) | (62,214) |
| Reportable segment net property income | 133,027 | 78,633 | 22,033 | 26,372 | 9,750 | 269,815 |
| Finance income | | | | | | 277 |
| Finance costs | | | | | | (41,169) |
| Unallocated items: | | | | | | |
| - Expenses | | | | | | (31,315) |
| Net income | | | | | | 197,608 |
| Net change in fair value of derivatives | | | | | | (2,859) |
| Net change in fair value of investment properties | 79,455 | 54,828 | 53,691 | 149,551 | (3,219) | 334,306 |
| Gain on divestment of investment properties | 1,422 | - | - | - | - | 1,422 |
| Tax expenses | | | | | | (71,719) |
| Total return for the year | | | | | | 458,758 |
| Capital expenditure | 3,680 | 1,111 | 5,995 | 2,609 | - | 13,395 |
| Non-current assets ⁽¹⁾ | 2,160,214 | 1,631,017 | 859,574 | 1,267,282 | 434,435 | 6,352,522 |

⁽¹⁾ Excluding deferred tax assets and financial assets

15. Financial ratios

| | 2021 | 2020 |
|--|-------------|-------------|
| | % | % |
| Expenses to weighted average net assets ⁽¹⁾ | | |
| - with performance fee of Managers | 1.16 | 1.16 |
| - without performance fee of Managers | 0.86 | 0.85 |
| Expense to net asset value ⁽²⁾ | 3.25 | 2.51 |
| Portfolio turnover rate ⁽³⁾ | 4.69 | 0.56 |

- (1) The expense ratios are computed in accordance with the guidelines of the Investment Manager Association of Singapore. The expenses used in the computation relate to the expenses of the Group, excluding property expenses, interest expense, foreign exchange gains and losses and tax expense of the Group.
- (2) The expense ratio is computed based on total operating expense, including property expenses and all fees and charges paid/payable to the Managers and the interested parties as a percentage of net asset value as at the end of the financial period. The ratio in 2021 is higher than 2020 due mainly to the full year effect of the merger between FLCT and FCOT on total operating expense.
- (3) The portfolio turnover ratios are computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.

16. Subsequent event

There was the following significant event subsequent to the reporting date:

- On 11 November 2021, the Manager declared a distribution of 2.57 Singapore cents per Unit to Unitholders in respect of the period from 3 June 2021 to 30 September 2021.

H. Other information required by Listing Rule Appendix 7.2

1. Review

The condensed interim consolidated statement of financial position of the Group and consolidated portfolio statement of the Group and the condensed interim statement of financial position of the Trust as at 30 September 2021, the condensed interim consolidated statement of total return, consolidated interim distribution statement, condensed interim consolidated statement of movements in unitholders' funds and condensed interim consolidated statement of cash flows of the Group and the condensed interim statement of movements in unitholders' funds of the Trust for the six-month period then ended and certain explanatory notes have not been audited or reviewed.

2. Review of performance

(i) Statement of Total Return

Review of Performance for the six months period from 1 April 2021 to 30 September 2021 ("2H2021") vs 1 April 2020 to 30 September 2020 ("2H2020")

Adjusted NPI for 2H2021 of S\$181.3 million was S\$19.9 million (or 12.3%) higher than 2H2020. The higher Adjusted NPI for 2H2021 was mainly contributed by the full six months impact of the merger between FLCT and FCOT, the acquisitions undertaken in 2020, the acquisition of interests in six properties in Germany, the Netherlands and the United Kingdom in 2021 ("2021 Acquisitions") and early surrender fee received from various tenants of Farnborough Business Park, Farnborough, Thames Valley. These were in part offset by the effect of the Sandstone Place Divestment, the divestment of three leasehold industrial properties in South Australia in March 2021 ("SA Portfolio Divestment") and the impact of the Covid-19 pandemic of approximately S\$0.4 million (2H2020: S\$5.7 million). These comprised mainly rental waivers for tenants under the Singapore and Australian government concession deeds.

Excluding the impact of the interest expense on lease liabilities, 2H2021 finance costs decreased by S\$5.1 million as compared to 2H2020. This was due mainly to lower base rates and lower interest rates on refinanced borrowings during 2H2021. At 30 September 2021, 72.8% (30 September 2020: 54.6%) of borrowings were at fixed rates.

The total return attributable to Unitholders of the Trust for 2H2021 of S\$615.6 million was S\$228.3 million (or 58.9%) higher than 2H2020 which included (a) net fair value gain on investment properties of S\$602.9 million and (b) fair value gain on foreign currency forward contracts of S\$0.4 million to hedge the currency risk on distributions to Unitholders, which was partially offset by (c) net exchange loss of S\$0.4 million which relate to the exchange differences arising from settlement of foreign currency forward contracts.

Tax expenses for 2H2021 of S\$120.0 million were S\$58.7 million (or 95.7%) higher than 2H2020. This was due mainly to higher deferred tax on the net fair value gain on investment properties.

The REIT Manager has elected to receive 73.6% of the 2H2021 management fee in the form of units (2H2020: 92.8%).

2. Review of performance (cont'd)

(i) Statement of total return (cont'd)

Review of Performance for the six months period from 1 April 2021 to 30 September 2021 ("2H2021") vs 1 April 2020 to 30 September 2020 ("2H2020") (cont'd)

Income available for distribution to Unitholders was S\$136.4 million, an increase of S\$11.5 million over 2H2020. The REIT Manager has declared a capital distribution of S\$3.3 million during the period (2H2020: nil). Together with the capital distribution, the Distributable Income for 2H2021 was S\$139.6 million, an increase of S\$14.8 million over 2H2020.

Review of Performance for the period from 1 October 2020 to 30 September 2021 ("2021") vs 1 October 2019 to 30 September 2020 ("2020")

Adjusted NPI for 2021 of S\$355.2 million was S\$96.8 million (or 37.5%) higher than 2020. The higher Adjusted NPI for 2021 was contributed by the full year effect of the merger between FLCT and FCOT, the acquisitions undertaken in 2020, the 2021 Acquisitions and early surrender fee received from various tenants of Farnborough Business Park, Farnborough, Thames Valley. These were in part offset by the effect of the Sandstone Place Divestment, the SA Portfolio Divestment and the impact of the Covid-19 pandemic of approximately S\$1.6 million (2020: S\$5.7 million). These comprised mainly rental waivers for tenants under the Singapore and Australian government concession deeds.

Excluding the impact of the interest expense in lease liabilities, 2021 finance costs increased by S\$4.3 million as compared to 2020. This was due mainly to higher borrowings to finance the various acquisitions and the full year effect of the higher borrowings and debt assumed as a result of the merger between FLCT and FCOT. The weighted average cost of debt for 2021 was 1.6% per annum and 1.9% per annum for 2020. At 30 September 2021, 72.8% (30 September 2020: 54.6%) of borrowings were at fixed rates.

The total return attributable to Unitholders of the Trust for 2021 of S\$731.1 million was S\$276.4 million (or 60.8%) higher than 2020 which included (a) net fair value gain on investment properties of S\$602.9 million, (b) fair value gain on foreign currency forward contracts of S\$1.4 million to hedge the currency risk on distributions to Unitholders, which was partially offset by (c) net exchange loss of S\$0.3 million which relate to translation of the Group's foreign currency borrowings and the exchange differences arising from settlement of foreign currency forward contracts.

Tax expenses for 2021 of S\$140.9 million were S\$69.2 million (or 96.5%) higher than 2020. This was due mainly to higher deferred tax on the net fair value gain on investment properties.

The REIT Manager has elected to receive 70.2% of the 2021 management fee in the form of units (2020: 95.4%).

Income available for distribution to Unitholders was S\$266.8 million, an increase of S\$65.7 million over 2020. The REIT Manager has declared a capital distribution of S\$3.3 million during the year (2020: nil). Together with the capital distribution, the Distributable Income for 2021 was S\$270.1 million, an increase of S\$69.0 million over 2020.

2 Review of performance (cont'd)

(ii) Statement of financial position

Investment properties include fair value adjustments made based on independent valuations as at 30 September 2021. The increase in investment properties was due mainly to fair value gains on revaluation and the 2021 Acquisitions. The increase was partially offset by the SA Portfolio Divestment.

Investment property held for sale as at 30 September 2020 related to the Sandstone Place Divestment and was based on fair value of the property as assessed by independent valuers. The decrease was due to the completion of the Sandstone Place Divestment in November 2020.

Derivatives related to fair values of interest rates swaps, cross currency interest rates swaps, cross currency swaps to hedge the Group's interest rate risk and foreign exchange risk in respect of its borrowings; and fair value of foreign currency forward contracts to hedge the Group's foreign denominated income. The movement is due to changes in fair value of derivatives.

Total loans and borrowings increased due mainly to the additional debt drawn down to finance the various acquisitions and the debt assumed with the acquisition of subsidiaries in 2021. The aggregate leverage as at 30 September 2021 is 33.7% (30 September 2020: 37.4%) and interest coverage ratio for the trailing 12 months ended 30 September 2021 was 7.3 times¹ (30 September 2020: 6.4 times). In aggregate, 72.8% (30 September 2020: 54.6%) of the interest rate risk on the total borrowings were at fixed rates as at 30 September 2021. The Group is in compliance with all its financial covenants.

The increase in Unitholders' funds was due mainly to the total return for 2021, issuance of Units for Private Placement and payment of management fees and acquisition fees, and fair value gain on derivatives. The increase was partially offset by unit issue costs, distributions paid to Unitholders in 2021 and a lower foreign currency translation reserve due to the effects of the weaker Euro as at 30 September 2021 compared to 30 September 2020 on the net assets attributable to the European operations.

Non-controlling interests are attributable to minority interests held by various parties in certain European companies.

The Group is in a net current liability position at 30 September 2021 due to the short term borrowings of S\$233 million. The REIT Manager is in discussion with banks to refinance the various short-term borrowings and the REIT Manager is confident that the Group would be able to refinance them and meet its current obligations as and when they fall due.

3. Variance from Forecast Statement

Not applicable.

¹ Ratio that is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation, interest income), by the trailing 12 months borrowing costs (including interest expense on lease liabilities), as defined in the Code on Collective Investment Schemes revised by the Monetary Authority of Singapore on 16 April 2020 and clarified on 29 May 2020. Borrowing costs include effects of FRS 116.

4. 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

Overview

The overall operating environment is expected to continue to be influenced by global events, including the effects of the recent global energy crunch and the ongoing disruption caused by the COVID-19 pandemic. While the progressive rollout of vaccines against the coronavirus offers a path out of the pandemic, it remains unknown as to when a return to normalcy would be fully realised, as the rise of the highly contagious Delta variant has disrupted and setback the global economic recovery.

In Australia, while a surge in infection numbers in the second half of 2021 prompted local authorities to declare renewed lockdowns, a rapid rollout in vaccinations across the country has enabled major Australian cities such as Sydney and Melbourne to gradually move towards normalcy, with both cities exiting its respective pandemic-induced lockdowns in October 2021. Nevertheless, COVID-19 remains a major public health issue and is expected to weigh on the domestic economy and financial system. There are also concerns relating to the ongoing deterioration of relationships between the Australian and Chinese governments and any implications that may arise as a result of any trade restrictions implemented by China. Australia's GDP grew at a slower pace of 0.7% in the June 2021 quarter, as compared to 3.1% and 1.8% in the December 2020 and March 2021 quarters respectively. According to the latest statement from the Reserve Bank of Australia in August 2021, the country's GDP could grow by around 4.0% in 2021.

In Singapore, exponential increases in locally-transmitted COVID-19 cases from end August 2021 has prompted the authorities to implement additional safe management measures, including the tightening of workplace measures, such as requiring employees to work from home as a default, and the reduction of permissible group sizes. The REIT Manager is closely monitoring this developing situation and implementing measures put in place or recommended by the local authorities. According to the Monetary Authority of Singapore's statement on 14 October 2021, Singapore's GDP, which reported a 0.8% quarter-on-quarter growth in the third quarter of 2021 based on advanced estimates from the Ministry of Trade and Industry, is expected to grow 6 – 7% this year and register a slower but still-above trend pace in 2022.

In Germany, the Netherlands and the UK, the authorities have continued to maintain necessary COVID-19 countermeasures to moderate the virus spread, however the economies have opened up, including international travel. According to the World Economic Outlook report by the International Monetary Fund released in October 2021, the 2021 projected real GDP for German, British and Dutch economies are forecast to increase by 3.1%, 6.8% and 3.8% respectively.

As we continue to navigate through this period of global uncertainty, FLCT remains focused on managing any financial implications arising from COVID-19 and will continue to work closely with our tenant community to overcome this trying period.

Although the situation remains dynamic, there has been no material impact to the FLCT portfolio to-date with only the retail segment of the commercial portfolio, which represents just a minor proportion of FLCT's total portfolio income, being more challenged. Capital and liquidity management remains a key strategic priority. FLCT's resilient portfolio, strong balance sheet and financial flexibility, well positions the REIT to face the current challenging global environment.

Looking ahead, the REIT Manager will continue to focus on proactive asset and lease management strategies to generate sustainable long-term value for FLCT unitholders.

Frasers Logistics & Commercial Trust and its subsidiaries
Financial Statements Announcement
For the six months and full year ended 30 September 2021

5. Distributions

(a) Current financial period

Any distributions declared for the current period? Yes

Name of Distribution Distribution for the financial period from 3 June 2021 to 30 September 2021

| | | |
|--------------------------|--|-------------------------|
| | | Singapore cents |
| Distribution type / rate | Tax-exempt distribution component (per Unit) | 1.12 |
| | Taxable income distribution component (per Unit) | 0.59 |
| | Capital distribution component (per Unit) | 0.86 |
| | Total (per Unit) | 2.57¹ |

Tax rate Tax-exempt income distribution component
The tax-exempt income distribution component is exempt from Singapore income tax in the hands of all unitholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted from such component.

Taxable income distribution component
Qualifying investors and individuals (other than those who hold their Units through partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from carrying on of a trade, business or profession.

Capital distribution component
The capital distribution component represents a return of capital to unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of unitholders' Units for Singapore income tax purposes. For unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

(1) Together with the Advanced Distribution of 1.31 Singapore cents per unit as announced on 5 August 2021 and paid on 24 August 2021 for the period from 1 April 2021 to 2 June 2021, FLCT's total distribution for the period from 1 April 2021 to 30 September 2021 amounted to 3.88 Singapore cents per unit.

5. Distributions (cont'd)

(b) Corresponding period of the immediately preceding financial period

Any distribution declared for the corresponding period of the immediate preceding financial period? Yes

| | | |
|--------------------------|---|--------------------------------|
| Name of Distribution | Distribution for the financial period from 15 April 2020 to 30 September 2020 | |
| Distribution type / rate | Tax-exempt distribution component (per Unit) | Singapore cents |
| | Capital distribution component (per Unit) | 1.70 |
| | Total (per Unit) | <u>1.69</u> |
| | | <u><u>3.39²</u></u> |

Tax rate Tax-exempt income distribution component
The tax-exempt income distribution component is exempt from Singapore income tax in the hands of all unitholders, regardless of their nationality, corporate identity or tax residence status. No tax will be deducted from such component.

Capital distribution component
The capital distribution component represents a return of capital to unitholders for Singapore income tax purposes. The amount of the capital distribution component will be applied to reduce the cost base of unitholders' Units for Singapore income tax purposes. For unitholders who are liable to Singapore income tax on profits from the sale of their Units, the reduced cost base of their Units will be used to calculate any taxable trading gains arising from the disposal of the Units.

(2) Together with the advanced distribution of 0.26 Singapore cents per unit as announced on 30 April 2020 and paid on 26 June 2020 for the period from 1 October 2019 to 14 April 2020, FLCT's total distribution for the period from 1 April 2020 to 30 September 2020 amounted to 3.65 Singapore cents per unit.

(c) Date payable

16 December 2021

(d) Record date

19 November 2021

6. Interested Person Transactions

FLCT Group has not obtained a general mandate from Unitholders for any Interested Person Transactions.

7. Breakdown of Revenue

| | 2021 S\$'000 | 2020 S\$'000 | Change % |
|-----------------------------------|-------------------------------|-------------------------------|---------------------------|
| Revenue for first half year | 231,701 | 118,745 | 95.1 |
| Revenue for second half year | 237,627 | 213,284 | 11.4 |
| Total revenue | 469,328 | 332,029 | 41.4 |
| Total return for first half year | 116,391 | 68,257 | 70.5 |
| Total return for second half year | 623,367 | 390,501 | 59.6 |
| Total return | 739,758 | 458,758 | 61.3 |

The revenue for the first half of 2021 is 95.1% higher than the first half of 2020 due mainly to the full year effect of the merger between FLCT and FCOT and the acquisitions undertaken in 2020.

The total return for the second half of 2021 included net change in fair value of investment properties of S\$602.9 million.

8. Review of performance of the Group – turnover and earnings

Refer to Note 2.

9. Use of Private Placement Proceeds

On 3 June 2021, FLCT issued 240,000,000 new Units from the Private Placement at an issue price of S\$1.399 per Unit and raised gross proceeds of approximately S\$335.8 million. Total gross proceeds have been used in the following manner:

- (1) approximately S\$316.5 million (which is equivalent to 94.3% of the gross proceeds of the Private Placement) to partially fund the 2021 Acquisitions; and
- (2) approximately S\$19.3 million (which is equivalent to 5.7% of the gross proceeds of the Private Placement) to pay the fees and expenses, including (i) the underwriting and placement commission and related fees and expenses payable to the Joint Lead Managers and Underwriters, and (ii) professional fees, stamp duty and other fees and expenses incurred by FLCT in connection with the 2021 Acquisitions and the Private Placement.

Such use of proceeds from the equity fund raising is in accordance with the intended use of proceeds previously disclosed in FLCT's announcement dated 24 May 2021 in relation to the equity fund raising.

10. Additional information – Foreign Investment Regime of Australia

Refer to Appendix 1.

Frasers Logistics & Commercial Trust and its subsidiaries

Financial Statements Announcement

For the six months and full year ended 30 September 2021

11. Confirmation pursuant to Rule 720(1) of the SGX-ST Listing Manual

Frasers Logistics & Commercial Asset Management Pte. Ltd. ("FLCAM"), the Manager of FLCT confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual.

12. Confirmation pursuant to Rule 704(13) of the SGX-ST Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, FLCAM confirms that there is no person occupying a managerial position in FLCAM or in any of the principal subsidiaries of FLCAM or FLCT who is a relative of a director, chief executive officer, or substantial shareholder of FLCAM or substantial unitholder of FLCT.

For and on behalf of the Board of Directors of

Frasers Logistics & Commercial Asset Management Pte. Ltd.

Ho Hon Cheong

Chairman

Bobby Chin Yoke Choong

Director

By Order of the Board of Directors of
Frasers Logistics & Commercial Asset Management Pte. Ltd.
(Company registration no. 201528178Z)
As manager of Frasers Logistics & Commercial Trust

Catherine Yeo
Company Secretary
11 November 2021

Additional information – Foreign Investment Regime of Australia

Australia's foreign investment regime is set out in the Australian *Foreign Acquisitions and Takeovers Act 1975* ("FATA") and associated regulations and the Australian Government's Foreign Investment Policy.

Notifiable actions (i.e. mandatory notification) for Australian Land Trusts

A "foreign person"¹ that acquires Units is required under the FATA to notify and receive a prior no objections notification ("FIRB Approval") in respect of its investment in FLCT from the Australian Treasurer through the Foreign Investment Review Board ("FIRB") if any of the circumstances set out below apply at the time the Units are acquired:

- (a) if FLCT is considered to be an "Australian Land Trust"² ("ALT") at the time of acquisition, all foreign persons acquiring Units (including existing holders of Units acquiring additional Units) will require FIRB Approval unless an exemption applies (see below);
- (b) if FLCT is not an ALT, but has gross Australian assets that meet a specified threshold prescribed under FATA or the consideration value meets the specified threshold (as at the date of this Announcement, the threshold prescribed under FATA is A\$281 million³) at the time of acquisition, all investors (i) who are foreign persons and (ii) who are acquiring a substantial interest (20% or more held solely or together with associates) in FLCT or have a substantial interest (20% or more held solely or together with associates) and increase their holding, will require FIRB Approval; or

¹ A "foreign person" is broadly defined in the FATA and includes:

- an individual not ordinarily resident in Australia; or
- a corporation in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest (20% or more held solely or together with associates); or
- a corporation in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest (40% or more including associate holdings); or
- the trustee of a trust in which an individual not ordinarily resident in Australia, a foreign corporation or a foreign government holds a substantial interest (20% or more held solely or together with associates); or
- the trustee of a trust in which 2 or more persons, each of whom is an individual not ordinarily resident in Australia, a foreign corporation or a foreign government, hold an aggregate substantial interest (40% or more including associate holdings); or
- a foreign government.

² An ALT is a unit trust in which the value of interests in Australian land exceeds 50% of the value of the total assets of the unit trust.

³ Where the investor is from certain free trade agreement partners (Chile, China, Hong Kong, Japan, New Zealand, Peru, Singapore, South Korea, the United States, and any other country for which the Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP), done at Santiago on 8 March 2018, is in force) a higher threshold of A\$1,216 million applies.

Additional information – Foreign Investment Regime of Australia (cont'd)

- (c) any investor that is a Foreign Government Investor⁴ acquiring a “direct interest”⁵ in FLCT will require FIRB Approval prior to acquisition, regardless of whether FLCT is considered to be an ALT or whether FLCT has gross Australian assets in excess of the applicable threshold; or
- (d) if FLCT is a national security business⁶ (or if it carries on a national security business) any investor acquiring a direct interest in FLCT will require FIRB Approval at the time of acquisition of a “direct interest”, regardless of the value of the interest; or
- (e) if FLCT is an ALT and holds any interests in national security land⁷, any investor acquiring a direct interest in FLCT will require FIRB Approval at the time of acquisition of a “direct interest”, regardless of the value of the interest.

⁴ A “foreign government investor” means an entity that is:

- foreign government or separate government entity; or
- a corporation, or trustee of a trust, or general partner of a limited partnership in which:
 - a foreign government or separate government entity, alone or together with one or more associates, holds an interest of at least 20%; or
 - foreign governments or separate government entities of more than one country (or parts of more than one foreign country), together with any one or more associates, hold an interest of at least 40%;
- a “separate government entity” means an individual, corporation or corporation sole that is an agency or instrumentality of a foreign country or part of a foreign country, but not part of the body politic of a foreign country or of a part of a foreign country.

The FATA deems foreign government related entities from the same country to be associated. The effect is that an entity will be a foreign government investor where one or more foreign government related entities from the same country have in aggregate a 20% or more interest in the subject entity.

⁵ A “direct interest” is defined to mean:

- an interest of at least 10% in the entity or business, or
- an interest of at least 5% in the entity or business if the person who acquires the interest has entered a legal arrangement relating to the businesses of the person and the entity or business, or
- an interest of any percentage in the entity or business if the person who has acquired the interest is in a position to:
 - participate or influence the central management and control of the entity or business; or
 - influence, participate or determine the policy of the entity or business.

⁶ A ‘national security business’ is currently defined as a business that:

- develops, manufactures or supplies critical goods or critical technology that are, or are intended to be, for a military use, or an intelligence use, by defence and intelligence personnel, the defence force of another country, or a foreign intelligence agency;
- provides, or intends to provide, critical services to defence and intelligence personnel, the defence force of another country, or a foreign intelligence agency;
- stores or has access to information that has a security classification;
- stores or maintains personal information of defence and intelligence personnel collected by the Australian Defence Force, the Defence Department or an agency in the national intelligence community which, if accessed, could compromise Australia’s national security;
- collects, as part of an arrangement with the Australian Defence Force, the Defence Department or an agency in the national intelligence community, personal information on defence and intelligence personnel which, if disclosed, could compromise Australia’s national security; or
- stores, maintains or has access to personal information on defence and intelligence personnel which, if disclosed, could compromise Australia’s national security.

⁷ ‘National security land’ is currently defined as:

- Defence premises – land owned or occupied by Defence; or
- Land in which an agency in the national intelligence community has an interest (if this interest is publicly known or could be known after making reasonable inquiries).

Additional information – Foreign Investment Regime of Australia (cont'd)

Exemptions from ALT requirements

There are two relevant exemptions from the requirement to obtain FIRB Approval under the FATA that would otherwise apply if FLCT was considered to be an ALT:

- (a) where the relevant person is not a foreign government investor and the relevant person's interest in FLCT would not be valued in excess of a specified threshold prescribed under the FATA (at the date of this announcement, the threshold prescribed under the FATA is A\$281 million³, unless the ALT has 'sensitive' land holdings, in which case the threshold is A\$61 million)⁸; and
- (b) the relevant person, together with associates, is acquiring an interest of less than 10% in FLCT and will not be in a position to influence or participate in the central management and control of FLCT or to influence, participate in or determine the policy of FLCT.⁹

Significant actions

As at 30 September 2021, the value of the Australian land assets comprised in FLCT's portfolio is 45.1% of the total asset value of FLCT. Consequently, FLCT is not considered to be an ALT. As at 30 September 2021, FLCT had gross Australian assets of approximately S\$3,460.5 million, which is above the general A\$281 million threshold applicable to trusts that are not ALTs.

Any investor that is a "foreign person" acquiring Units on the secondary market should seek their own advice on the FIRB requirements as they pertain to their specific circumstances.

⁸ This applies in respect of ALTs that have predominantly developed commercial real estate portfolios (i.e. less than 10% residential or vacant commercial land). It is the value of the interest being acquired, rather than the value of the underlying land that is in the usual course determinative for the purposes of this exemption. The concept of 'sensitive' land is broad and includes transport logistics facilities, mines and critical infrastructure (for example, an airport or port) as well as property that has Australian government tenants.

⁹ This applies where an ALT is listed on an official stock exchange (whether in Australia or not).

Frasers Logistics & Commercial Trust and its subsidiaries
Financial Statements Announcement
For the six months and full year ended 30 September 2021

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 property rental income, changes in operating expenses, 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 Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FLCT and the Manager is not necessarily indicative of the future performance of FLCT and the Manager.