

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

Key Information

Listing Date	20 Jun 2016
Tickers	SGX: BUOU Bloomberg: FLT:SP Reuters: FRAE.SI
Unit Price	S\$1.08 (closing price on 30 Jun 2017)
Market Cap	S\$1,545 million (as at 30 Jun 2017)
Total Units Outstanding	1,431 million (as at 30 Jun 2017)
Financial year-end	30 Sep
Distribution payment	Semi-annual

Introduction

Frasers Logistics & Industrial Trust ("FLT") is the first Singapore-listed real estate investment trust with an initial pure-play Australian industrial portfolio. FLT offers investors a unique opportunity to invest in 54 Australian industrial real estate assets concentrated within major industrial markets in Australia which include Melbourne, Sydney and Brisbane. Coupled with assets in Adelaide and Perth, FLT's total portfolio is valued at A\$1.75 billion as at 30 June 2017.

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

Portfolio

Occupancy: **99.3%**

WALE: **6.7** yrs

GLA: **1.23M** sq m



	Melbourne (Victoria)	Sydney (New South Wales)⁽²⁾	Brisbane (Queensland)	Adelaide (South Australia)	Perth (Western Australia)
Properties	26	13	10	4	1
GLA (sq m)	569,829	380,430	224,673	33,038	20,143
Valuation (A\$m)	671.2	514.9	497.1	35.2	18.2
% of Portfolio⁽¹⁾	38.7	29.6	28.6	2.0	1.0

(1) By valuation

(2) 12 properties are located in Sydney, 1 property is located in Wollongong

Financial Highlights

(As at 30 Jun 2017)

Quarter ended 30 Jun 2017 (A\$'000)	Actual	Forecast⁽³⁾	Variance (%)
Gross Revenue	40,226	40,290	(0.2)
Adjusted Net Property Income⁽⁴⁾	30,843	30,856	-
Distributable Income	25,047	23,664	5.8
Distribution per Unit (SGD cents)	1.75	1.64	6.7

S\$0.92

Net Asset Value per Unit

2.8%

Average cost of borrowings⁽⁵⁾

A\$1.75B

Portfolio Value

29.3%

Gearing ratio

(3) Please refer to Note 1 in Paragraph 9 of FLT's Financial Statements Announcement dated 28 July 2017 for details on the forecast figures for the quarter ended 30 June 2017

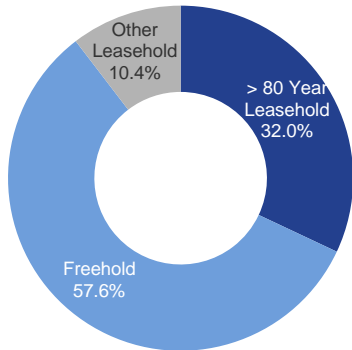
(4) Net property income excluding straight lining rental adjustments

(5) Excluding upfront debt related expenses

Prime Industrial and Logistics Portfolio

Predominately Freehold, Long Leasehold

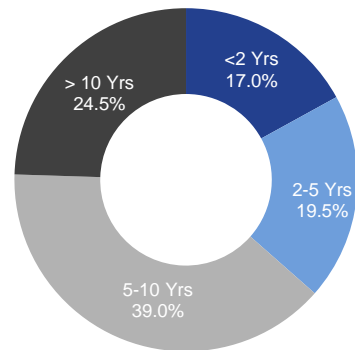
(Land Tenure by Value⁽⁶⁾)



(6) Valuation as at 30 September 2016

Young Portfolio Age with Lower Capex Requirements

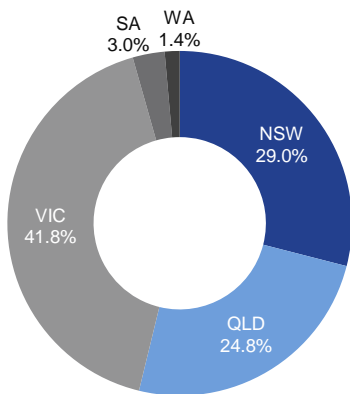
(Portfolio Age by GLA⁽⁷⁾)



(7) As at 31 June 2017

Prime Properties in Strategic Locations

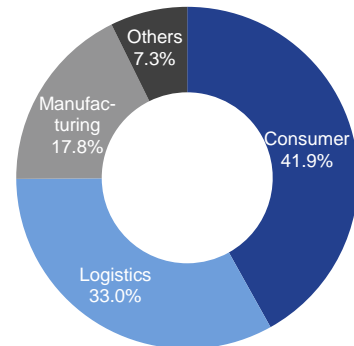
(By NPI⁽⁸⁾)



(8) For the quarter ended 30 June 2017, adjusted by straight lining rental adjustments

Well-diversified Tenant Base

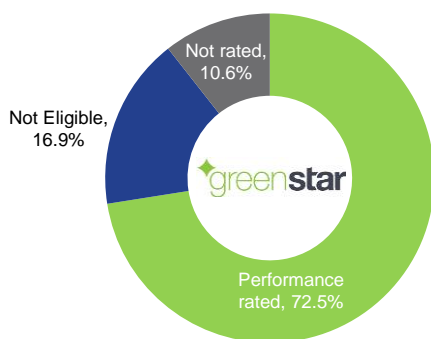
(By Gross Rental Income for the month of June 2017)



Commitment to Environment Sustainability

(By GLA)⁽⁹⁾⁽¹⁰⁾

The largest industrial Green Star performance rated portfolio in Australia



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

(10) As at 30 June 2017

(11) Excludes the four completed ROFR properties to be acquired by FLT

(12) Only completed income-producing real estate assets which are used for logistics or industrial purposes are included in the ROFR

Clear Growth Strategies

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

3.2% average annual built-in rental increments

- 13 ROFR Properties⁽¹¹⁾
- Sponsor's development pipeline⁽¹²⁾
- Third-party acquisitions

Optimal capital mix and prudent capital management

Asset Enhancement Initiative (AEI) potential