

Press Release

For Immediate Release

ASCENDAS HOSPITALITY TRUST REPORTS INCOME AVAILABLE FOR DISTRIBUTION OF S\$10.9 MILLION FOR 1Q FY 2013/14

- Net property income (“NPI”) of S\$16.2⁽¹⁾ million
- Distribution per Stapled Security of 1.29⁽²⁾ Singapore cents, including the Advance Distribution of 1.03 cents per Stapled Security made for the period from 1 April 2013 to 9 June 2013
- Completed acquisition of Park Hotel Clarke Quay, Singapore on 28 June 2013

Singapore, 7 August 2013 – Ascendas Hospitality Fund Management Pte. Ltd. and Ascendas Hospitality Trust Management Pte. Ltd. (the “Managers”), as the manager and trustee-manager of Ascendas Hospitality Trust (“A-HTRUST”), has today announced its results for the first quarter ended 30 June 2013 (“1Q FY2013/14”).

Net property income (“NPI”) of S\$16.2 million was S\$1.2 million lower than the forecast, which was disclosed in the IPO prospectus last year (the “IPO Forecast”). Unfavourable foreign exchange movements accounted for S\$0.9 million of the NPI variance.

The soft economic environment in Australia has affected the performance of the Australia hotels, which was mitigated by cost control measures. While the underlying operational performance of our Hotel Sunroute Ariake in Japan remains strong, the weakening of the Japanese yen has also impacted the NPI in SGD terms. Our hotels in China outperformed the NPI IPO Forecast for China by S\$0.3 million.

The Managers reported distribution per Stapled Security of 1.29 Singapore cents for 1Q FY2013/14, which was lower than the IPO Forecast due largely to the aforementioned factors.

The issue managers for the initial public offering and listing of A-HTRUST are Nomura Singapore Limited, Standard Chartered Securities (Singapore) Pte. Limited, The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch and DBS Bank Ltd. (the “Issue Managers”). The Issue Managers assume no responsibility for the contents of this announcement.

¹ Includes income from Park Hotel Clarke Quay

² Includes the income of Park Hotel Clarke Quay and impact of equity fund raising for the acquisition. The DPU of 1.29 Singapore cents includes the Advance Distribution of 1.03 Singapore cents per Stapled Security made on 30 July 2013 for the period 1 April 2013 to 9 June 2013; and 0.26 Singapore cents for the period from 10 June 2013 to 30 June 2013.

Summary of A-HTRUST Results

1Q FY2013/14	Actual ⁽¹⁾	IPO Forecast	Variance
Gross Revenue (S\$'000)	48,010	53,828	(10.8%)
Net Property Income (S\$'000)	16,185	17,366	(6.8%)
Distributable Income (S\$'000)	10,934	12,420	(12.0%)
Distribution Per Unit (Singapore cents)	1.29 ⁽²⁾	-	-
Distribution Per Unit (Singapore cents) (excluding the impact of Park Hotel Clarke Quay acquisition)	1.35	1.54	(12.3%)

Mr Tan Juay Hiang, Chief Executive Officer of the Managers, said: "A-HTRUST's gearing stands at 35.4% with a low borrowing rate of 2.9% and a weighted average debt to maturity of 2.5 years. As more than 95% of our total borrowings are on fixed interest rates, this mitigates the impact of any interest rate hikes. We closely monitor our hedging policies and loan profile to ensure they are appropriate in relation to the portfolio. We believe these efforts will position us well for long term growth."

Outlook

The global economic situation remains volatile in the near term. Recent reports on possible tapering of US quantitative easing have brought about increased volatility in global financial markets both on the interest rate and currency fronts. To reduce the exposure of A-HTRUST's income distributions to unfavourable currency risks, forward contracts have been entered into in the early part of 2013 to hedge more than half of A-HTRUST's expected income distributions from overseas for the current financial year.

The Australia economy is expected to remain soft especially amid slower growth in China and as Australia awaits the outcome of the elections in later part of the year. With the weakening of the Australian dollar, hotel accommodation demand by international visitors is expected to be healthy and augment demand by domestic travellers.

For China, steps taken by the new leadership to rebalance its economy may lead to more measured growth going forward. We believe that a long-term moderate growth will be sustainable and contribute positively to the hospitality market.

The Japan economy is showing signs of recovery with Abenomics, after experiencing over two decades of weak economic performance. The weaker Japanese yen is proving to be a positive impact on businesses and inbound traffic, contributing to improved accommodation demand. In view of the changes in Japan's macro environment, we are positive on Japan's tourism and hospitality market.

With a stable Singapore economy, expected increase in visitor arrivals and the opening of new tourist attractions, tourism and hospitality prospects in Singapore are expected to remain healthy. However, the softening of the source markets may impact consumer spending power.

Mr Tan added: “We are actively working with the hotel managers to put in place the appropriate operation strategies to maximise profitability and offer value to our stapled securityholders.”

A copy of the full results announcement is available at www.sqx.com and www.a-htrust.com.

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About Ascendas Hospitality Trust

Ascendas Hospitality Trust (“A-HTRUST”) was listed in July 2012 as a stapled group comprising Ascendas Hospitality Real Estate Investment Trust (“A-HREIT”) and Ascendas Hospitality Business Trust (“A-HBT”), established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of income-producing real estate used predominantly for hospitality purposes located across Asia, Australia and New Zealand, as well as real estate related assets in connection with the foregoing.

The asset portfolio comprises 11 hotels with over 3,800 rooms geographically diversified across key cities in Australia, China, Japan and Singapore; and located close to central business districts and conference centres as well as iconic tourist landmarks. These hotels are Pullman Sydney Hyde Park, Novotel Sydney Central, Novotel Sydney Parramatta, Courtyard by Marriott North Ryde, Pullman and Mercure Melbourne Albert Park, Pullman and Mercure Brisbane King George Square, Pullman Cairns International, Novotel Beijing Sanyuan, Ibis Beijing Sanyuan, Hotel Sunroute Ariake and B:Conte and Park Hotel Clarke Quay.

A-HTRUST is managed by Ascendas Hospitality Fund Management Pte Ltd., the manager of A-HREIT, and Ascendas Hospitality Trust Management Pte Ltd., the trustee-manager of A-HBT (the “Managers”).

About Ascendas Group

Ascendas is Asia's leading provider of business space solutions with more than 30 years of experience. Based in Singapore, Ascendas has built a strong regional presence and serves a global clientele of over 2,400 customers in 30 cities across 9 countries including Singapore, China, India, South Korea and Australia.

Ascendas specialises in masterplanning, developing, managing and marketing IT parks, industrial & logistics parks, business parks, science parks, hi-tech facilities, office and retail spaces. Leveraging on its track record and experience, Ascendas has introduced new business space concepts such as integrated communities and solutions which seamlessly combine high-quality business, lifestyle, retail and hospitality spaces to create conducive human-centric work-live-play-learn environments. Its flagship projects include the Singapore Science Park and Changi City@Changi Business Park in Singapore, International Tech Park Bangalore in India and Ascendas-Xinsu in Suzhou Industrial Park, China. Ascendas provides end-to-end real estate solutions, assisting companies across the entire real estate process.

In November 2002, Ascendas launched Singapore's first business space trust, Ascendas Real Estate Investment Trust (A-REIT), and in August 2007, Ascendas India Trust (a-iTrust) was launched as the first listed Indian property trust. In July 2012, Ascendas listed Ascendas Hospitality Trust (A-HTRUST), which comprises a portfolio of quality hotels in Australia, China, Japan and Singapore. Besides managing listed real estate funds, Ascendas also manages a series of private funds with commercial and industrial assets across Asia.

Important Notice

This press release 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 and occupancy, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the Manager's current view of future events.

The value of securities in A-HTRUST ("Securities") and the income derived from them, if any, may fall as well as rise. Securities are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Securities is subject to investment risks, including the possible loss of the principal amount invested. Investors should note that they will have no right to request the Manager to redeem or purchase their Securities for so long as the Securities are listed on the SGX-ST. It is intended that investors and security holders of A-HTRUST may only deal in their Securities through trading on the SGX-ST. Listing of the Securities on the SGX-ST does not guarantee a liquid market for the Securities. The past performance of A-HTRUST is not necessarily indicative of the future performance of A-HTRUST. Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.