



Ascott Residence Trust

A Leading Global Serviced Residence REIT

1H 2016 Financial Results

20 July 2016



Important Notice

The value of units in Ascott Residence Trust ("**Ascott REIT**") (the "**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by Ascott Residence Trust Management Limited, the Manager of Ascott REIT (the "**Manager**") or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of Ascott REIT is not necessarily indicative of its future performance.

This presentation 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, 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. Prospective investors and Unitholders are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of the Manager on future events.

Unitholders of Ascott REIT (the "**Unitholders**") have no right to request the Manager to redeem their units in Ascott REIT while the units in Ascott REIT are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

- Overview of Ascott REIT
- Financial Highlights
- Portfolio Performance
- Capital and Risk Management
- Portfolio Information
- Outlook and Prospects
- Distribution Details
- Appendix

Overview of Ascott REIT

A Leading Global Serviced Residence REIT

\$S\$1.9b¹ Market Capitalisation	\$S\$4.9b² Total Assets	11,649 Apartment Units	90 Properties	38 Cities in 14 Countries
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Notes:

Figures above as at 30 June 2016

1. Market capitalisation as at 19 July 2016
2. Excludes Ascott Orchard Singapore, which acquisition is targeted to be completed in 2017. If Ascott Orchard Singapore was included, the portfolio of Ascott REIT would be approximately \$S\$5.3 billion.



Financial Highlights

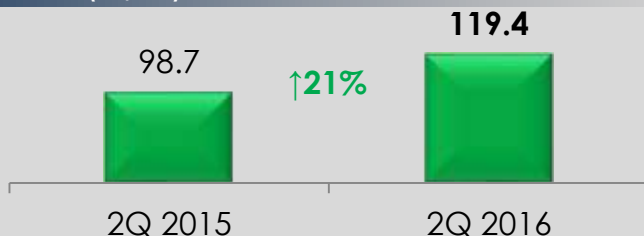
Ascott Raffles Place Singapore



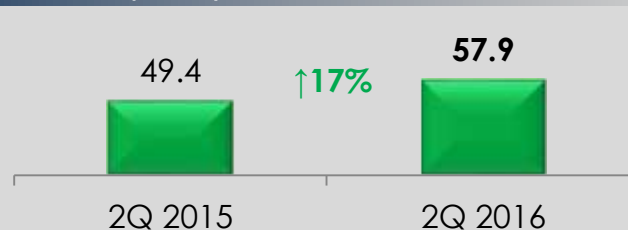
Financial Highlights for 2Q 2016

2Q 2016 vs 2Q 2015 Financial Performance

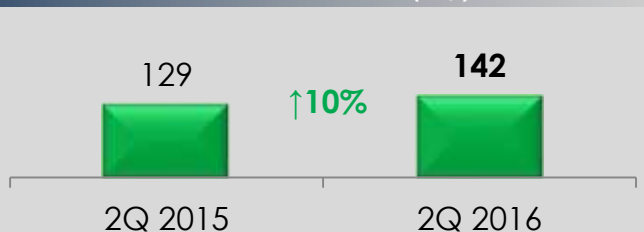
Revenue (\$m)



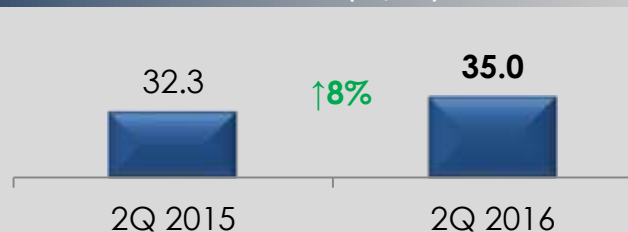
Gross Profit (\$m)



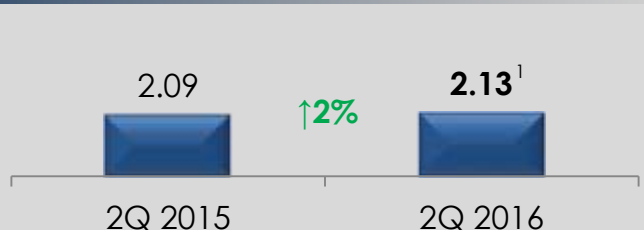
Revenue Per Available Unit (\$)



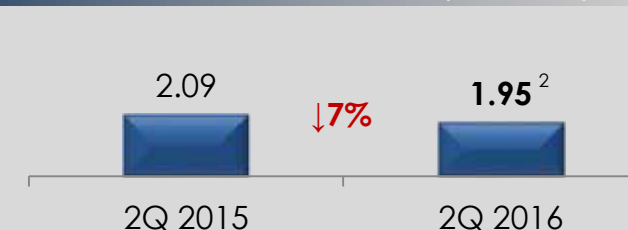
Unitholders' Distribution (\$m)



Distribution Per Unit (\$ cents)



Adjusted Distribution Per Unit (\$ cents)



Notes:

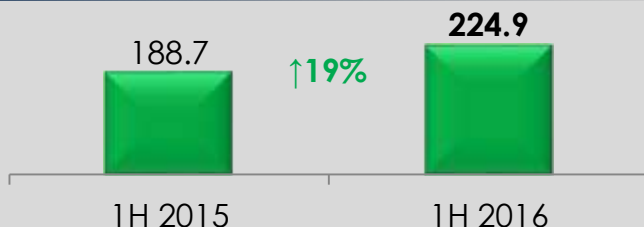
1. DPU adjusted for effect of equity placement would be 2.16 cents for 2Q 2016.
2. Unitholders' distribution in 2Q 2016 included a realised exchange gain of \$3.5 million arising from repayment of foreign currency bank loans with the divestment proceeds from Fortune Garden Apartments.



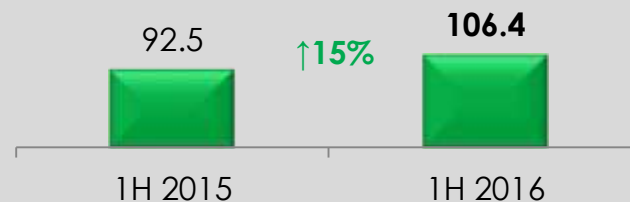
Financial Highlights for 1H 2016

1H 2016 vs 1H 2015 Financial Performance

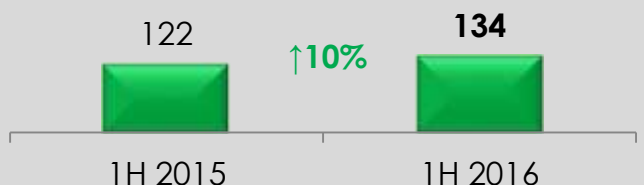
Revenue (\$m)



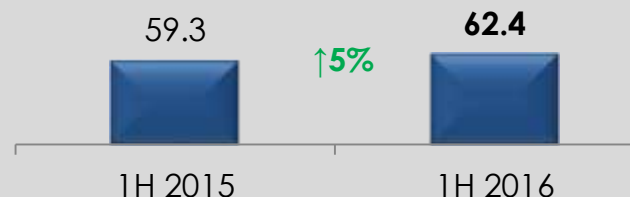
Gross Profit (\$m)



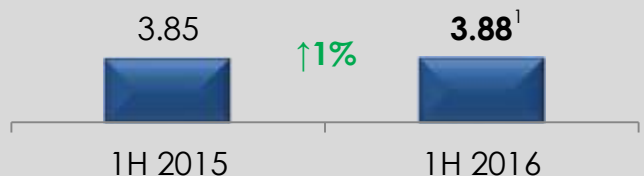
Revenue Per Available Unit (\$)



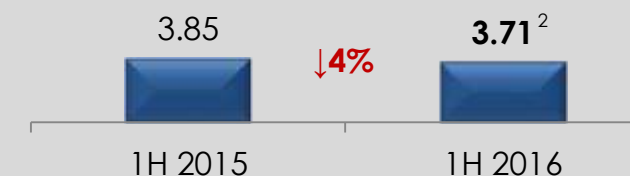
Unitholders' Distribution (\$m)



Distribution Per Unit (\$ cents)



Adjusted Distribution Per Unit (\$ cents)



Notes:

1. DPU adjusted for effect of equity placement would be 3.92 cents for 1H 2016.
2. Unitholders' distribution in 1H 2016 included a realised exchange gain of \$3.5 million arising from repayment of foreign currency bank loans with the divestment proceeds from Fortune Garden Apartments.

Overview of 1H 2016

■ Growth By Acquisition

- The acquisition of the 369-unit Sheraton Tribeca New York Hotel, Ascott REIT's second property in New York, USA, was completed on 29 April 2016.

■ Stronger Operational Performance

- Revenue and gross profit grew 19% and 15% respectively year-on-year mainly due to properties¹ acquired in 2015 and 2016.
- RevPAU increased 10% year-on-year mainly due to the properties² acquired in 2015 and 2016.

■ Active Asset Management

- The final phase of AEI at Somerset Xu Hui Shanghai was completed in June 2016.
- To date, all the units in Fortune Garden Apartments have been sold or have letter of intent signed.

• Prudent Capital Management

- Successfully raised gross proceeds of S\$100 million through a private placement launched in March 2016 to partially fund the US acquisition.
- Entered into foreign currency forward contracts to hedge approximately 30% of its anticipated FY2016 Unitholder's distribution derived in foreign currencies.
- Maintained effective borrowing rate at 2.5% p.a. with 80% of the Group's borrowings on fixed interest rates.

Note:

1. Citadines on Bourke Melbourne and a portfolio of four rental housing properties in Osaka, Japan as acquired on 31 July 2015, Element New York Times Square West as acquired on 19 August 2015 and Sheraton Tribeca New York Hotel as acquired on 29 April 2016.

2. Citadines on Bourke Melbourne, Element New York Times Square West and Sheraton Tribeca New York Hotel.



Portfolio Value Up by 4%¹

Higher valuation from properties in Japan, Spain, UK and USA

- Portfolio valuation as at 30 June 2016 of S\$4,562.6m
- Portfolio value increased mainly due to acquisition of Sheraton Tribeca New York Hotel as well as higher valuation from properties in Japan, Spain, UK and USA, partially offset by lower valuation from properties in Malaysia, Indonesia and Singapore.



Citadines Central Shinjuku
Tokyo



Citadines Karasuma-Gojo
Kyoto



Citadines Ramblas Barcelona



Sheraton Tribeca New York
Hotel

1. As compared to valuation as at 31 December 2015

Portfolio Performance



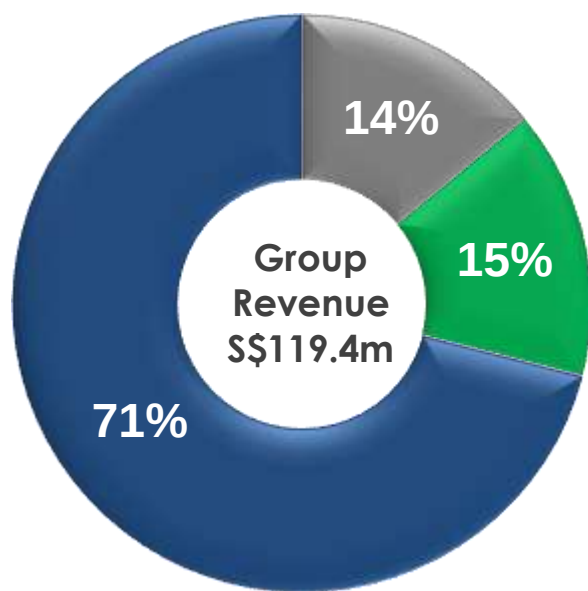
Ascott Raffles Place Singapore



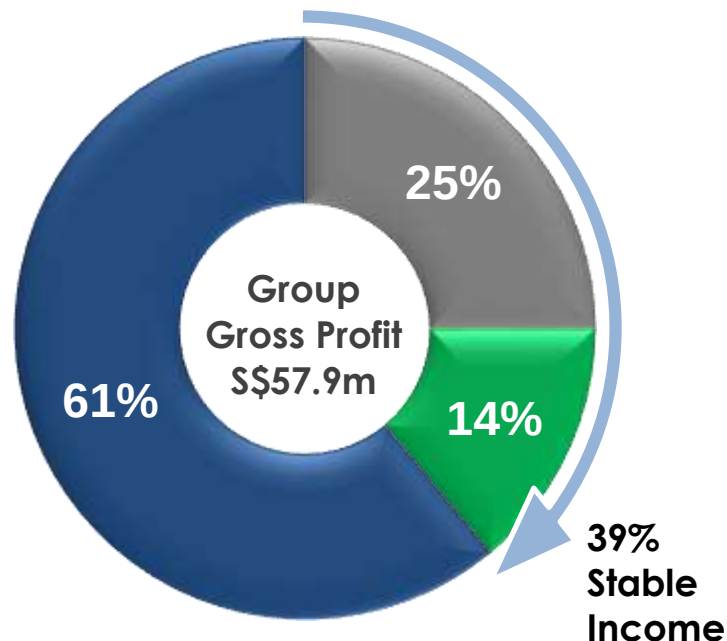
Portfolio Highlights

Revenue and Gross Profit (by category)

Revenue
2Q 2016



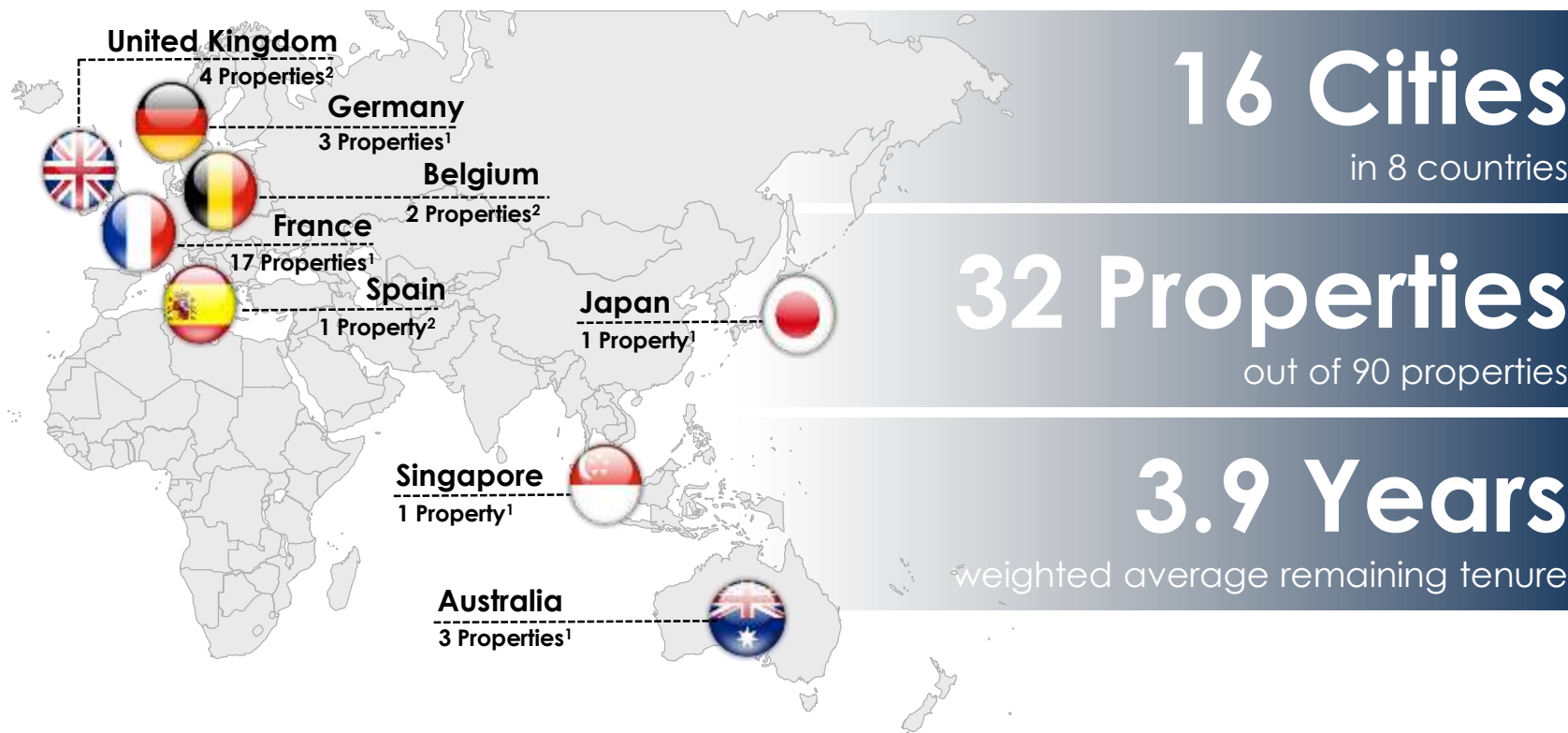
Gross Profit
2Q 2016



- Master Leases
- Management Contracts with Minimum Guaranteed Income
- Management Contracts

Income Stability

39% of the Group's gross profit for 2Q 2016 is contributed by master leases and management contracts with minimum guaranteed income



Notes:

1. Properties under master leases
2. Properties under management contracts with minimum guaranteed income

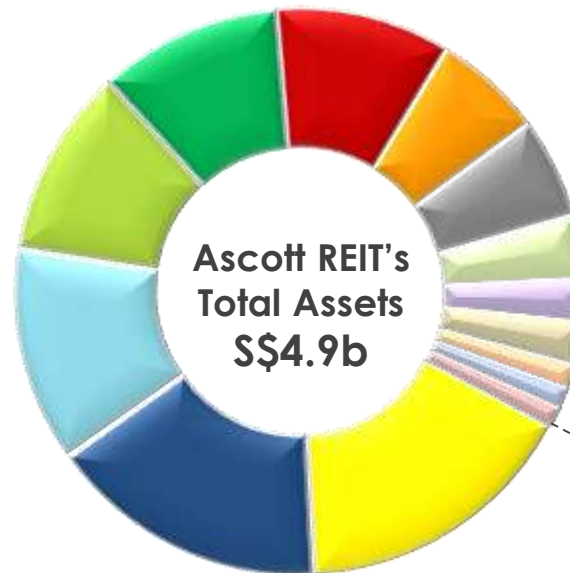


Geographical Diversification

Key Markets¹ contributed 87.8% of the Group's Gross Profit in 2Q 2016

Breakdown of Total Assets by Geography As at 30 June 2016

Key Markets	87.9%
Japan	16.5%
China	16.0%
Singapore	12.3%
France	10.8%
UK	10.4%
USA	10.0%
Vietnam	6.2%
Australia	5.7%



Rest of the World	12.1%
Philippines	3.5%
Indonesia	2.5%
Germany	2.4%
Spain	1.4%
Belgium	1.2%
Malaysia	1.1%

Portfolio diversified across property and economic cycles

Note:

1. Key markets relate to countries that contribute to more than 5% of Ascott REIT's total assets



Somerset
Grand Central
Dalian



Citadines
Zhuankou
Wuhan



Citadines
Gaoxin Xi'an



Somerset
Heping
Shenyang



Ascott
Guangzhou



Somerset Olympic
Tower Property
Tianjin



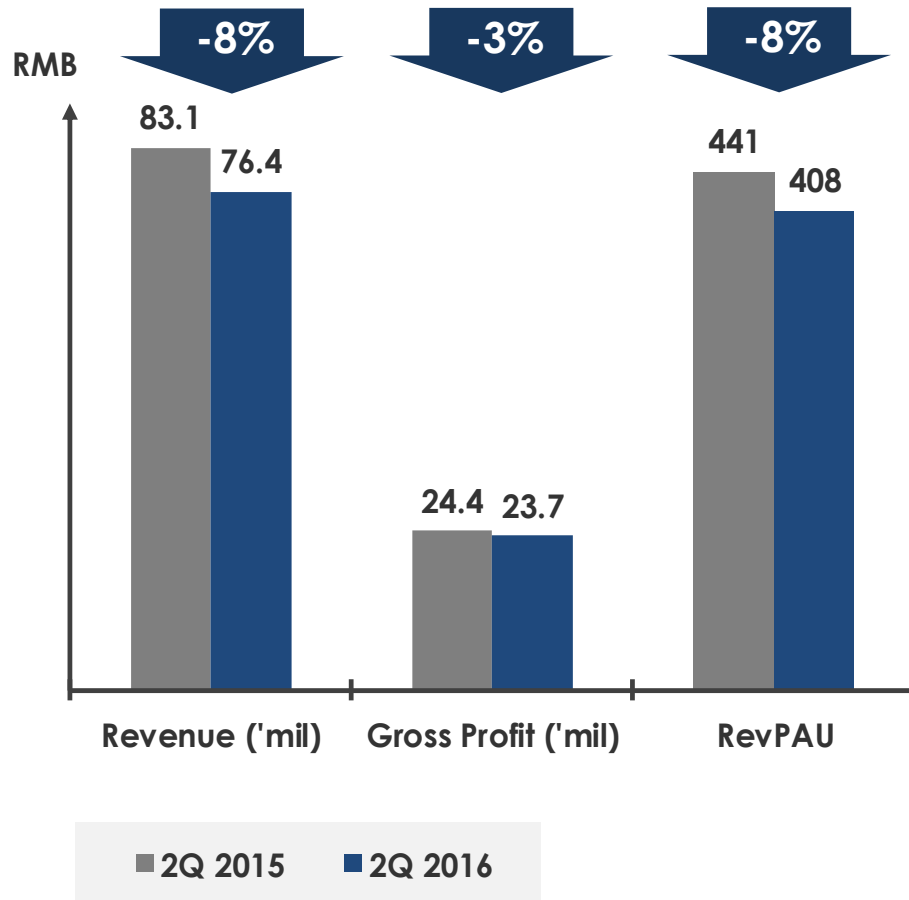
Citadines
Xinghai
Suzhou



Citadines
Biyun
Shanghai



Somerset Xu
Hui Shanghai



Key Market Performance Highlights

- Revenue and RevPAU decreased mainly due to weaker demand from project groups.
- Gross profit decreased due to lower revenue, partially offset by lower business tax and depreciation expense.
- ADR of refurbished apartment units at Somerset Xu Hui Shanghai was uplifted by approximately 27% in Phase 2C. Phase 2D, the final phase of AEI, was completed in June 2016.



Somerset
Azabu East
Tokyo



Citadines
Shinjuku
Tokyo



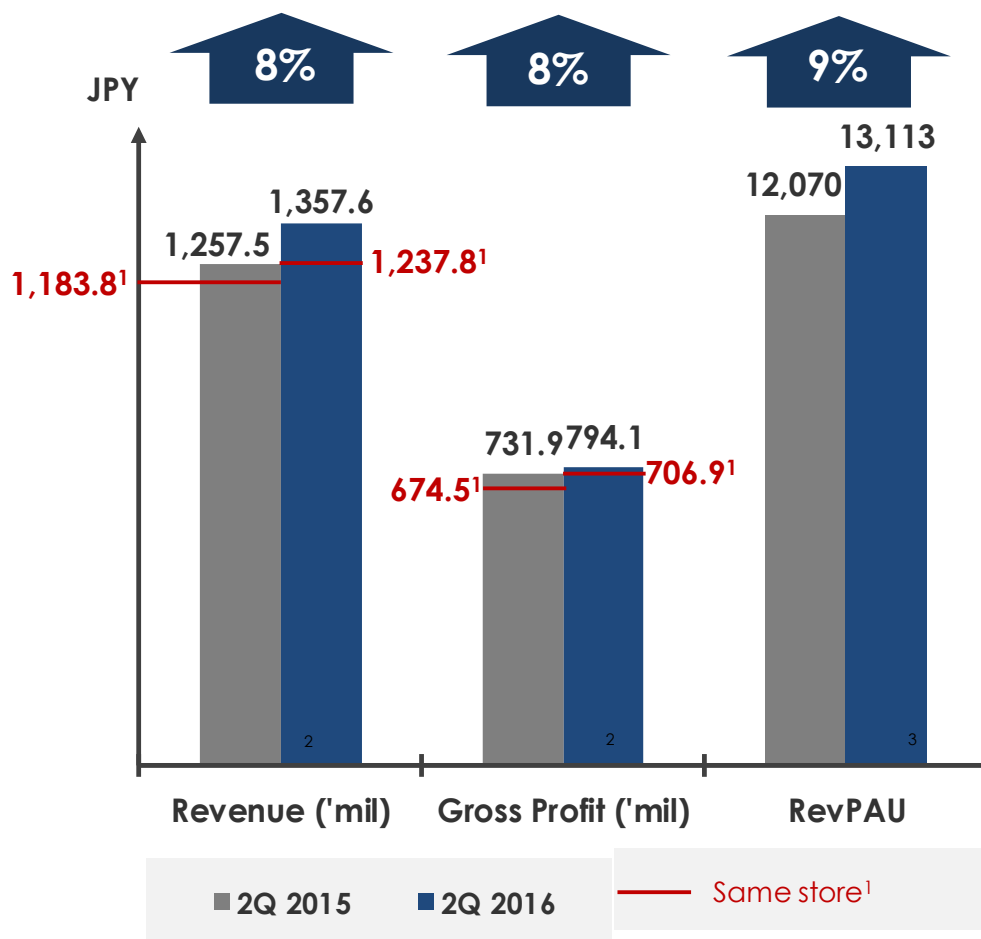
Citadines
Karasuma-Gojo
Kyoto



Citadines Central
Shinjuku Tokyo



29 rental housing
properties
in Japan



Key Market Performance Highlights

- Revenue and gross profit increased mainly due to contribution from the portfolio of four rental housing properties acquired in July 2015.
- On a same store basis, revenue and gross profit and RevPAU increased mainly due to stronger demand from the leisure sector.
- Occupancy for rental housing properties remained stable at 98% in 2Q 2016.

NOTES:

- Excluding six rental housing properties which were divested on 30 September 2015 and four rental housing properties which were acquired on 31 July 2015
- Revenue and gross profit figures above relate to properties under master leases and management contracts
- RevPAU relates to serviced residences and excludes rental housing properties



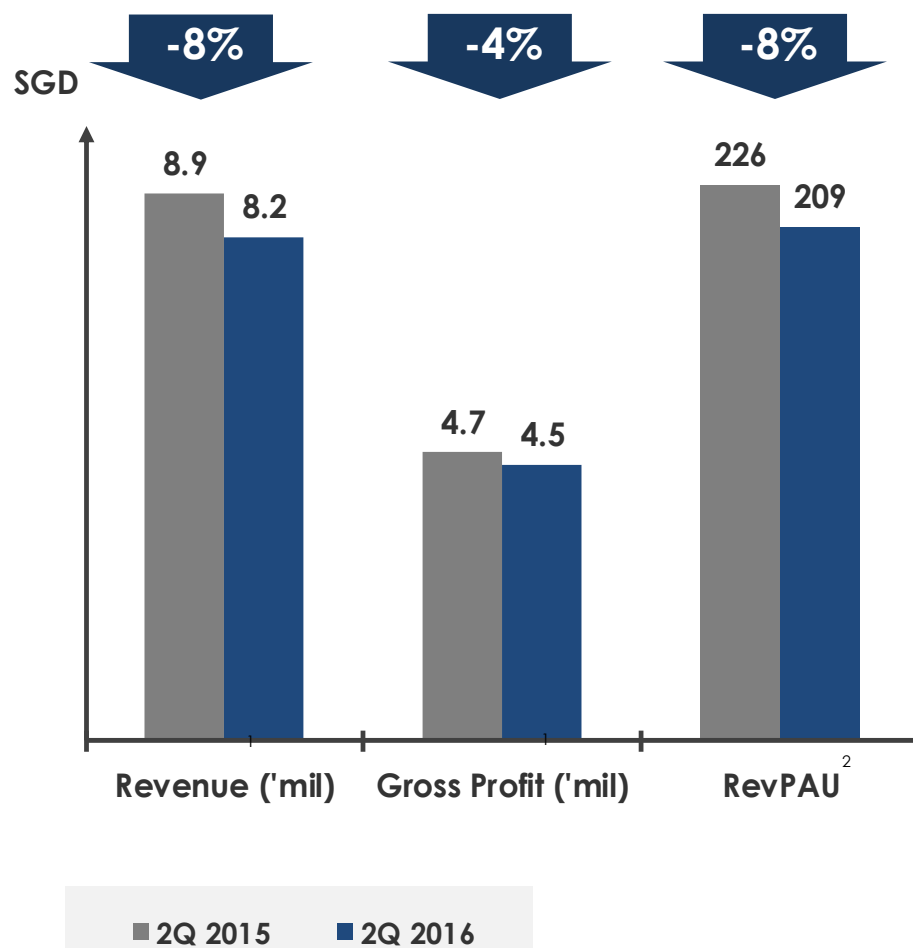
Somerset Liang
Court Property
Singapore



Citadines Mount
Sophia Property
Singapore



Ascott
Raffles Place
Singapore



Key Market Performance Highlights

- Revenue and RevPAU decreased mainly due to weaker corporate demand.
- Gross profit decreased due to lower revenue, partially offset by lower depreciation expense and property tax.

Notes:

- Revenue and gross profit figures above relate to properties under master leases and management contracts
- Includes RevPAU of Ascott Raffles Place Singapore



United Kingdom



Citadines
Barbican
London



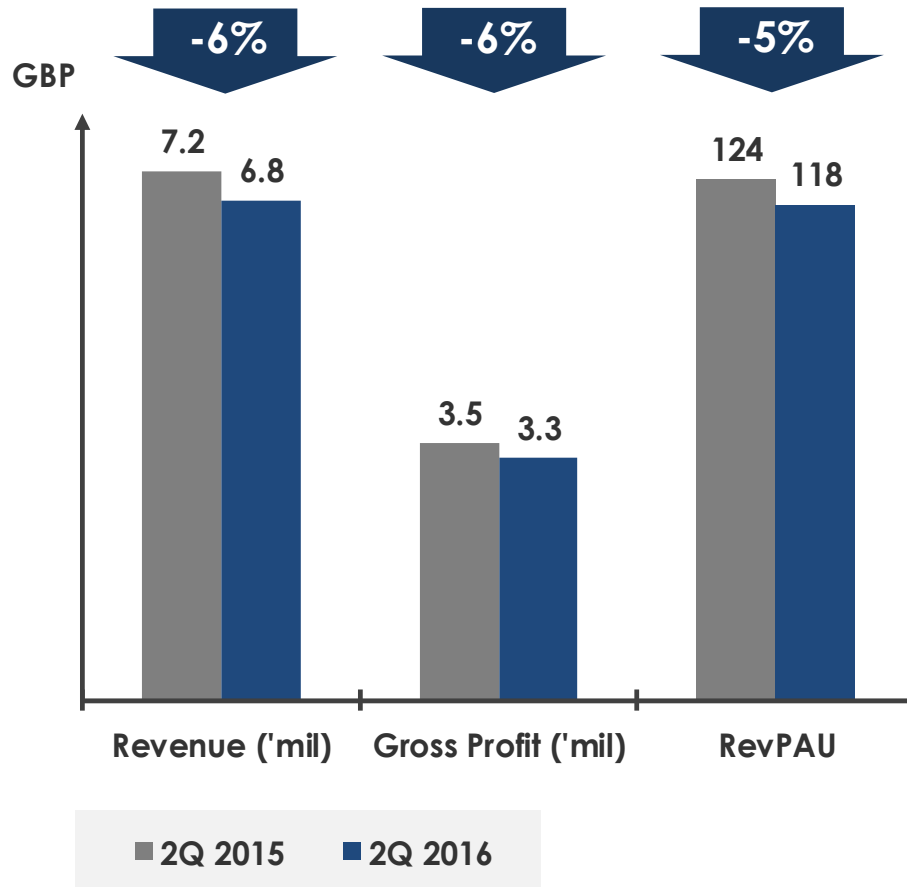
Citadines Holborn-
Covent Garden
London



Citadines
Trafalgar Square
London



Citadines South
Kensington
London



Key Market Performance Highlights

- Revenue, gross profit and RevPAU decreased mainly due to ongoing refurbishment at Citadines Barbican London.
- Phased refurbishment of 129 apartment units at Citadines Barbican London has commenced in 1Q 2016 and it is expected to be completed in 1Q 2017.



La Clef
Louvre Paris¹



Citadines
Les Halles
Paris



Citadines
Croisette
Cannes



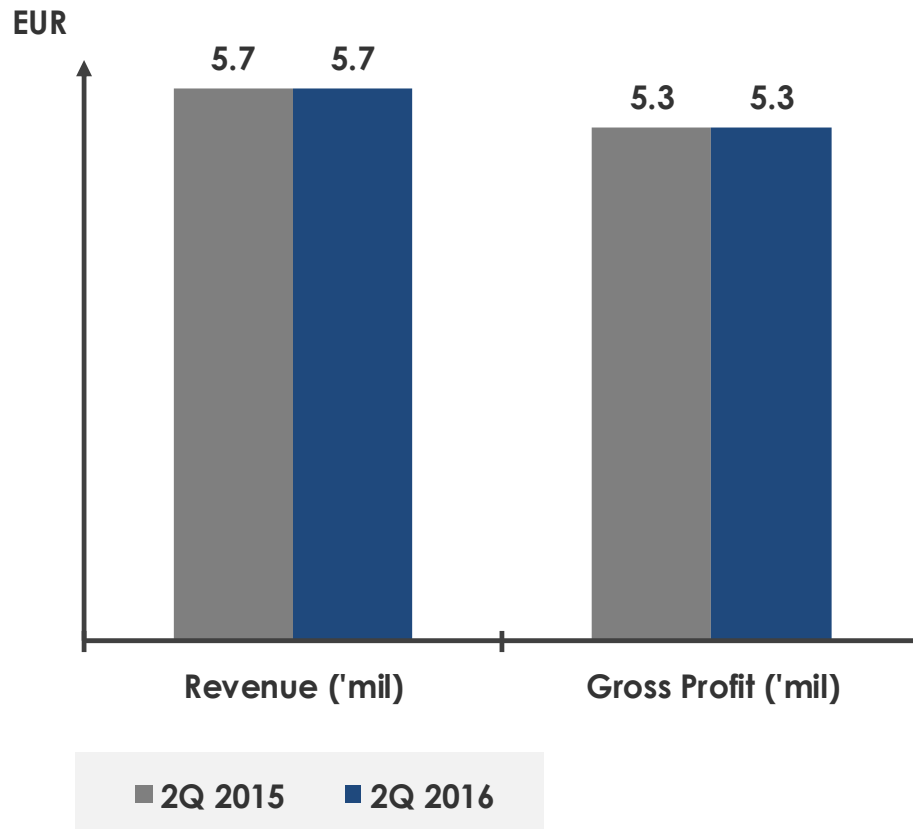
Citadines
Place d'Italie
Paris



Citadines
Tour Eiffel
Paris



Citadines
Austerlitz
Paris



Key Market Performance Highlights

- All the properties in France are underpinned by master leases hence operational risks are mitigated.
- Master lease rental income has remained stable in 2Q 2016.

Note:

1. Formerly known as Citadines Suites Louvre Paris



Somerset
Grand Hanoi



Somerset
Hoa Binh Hanoi



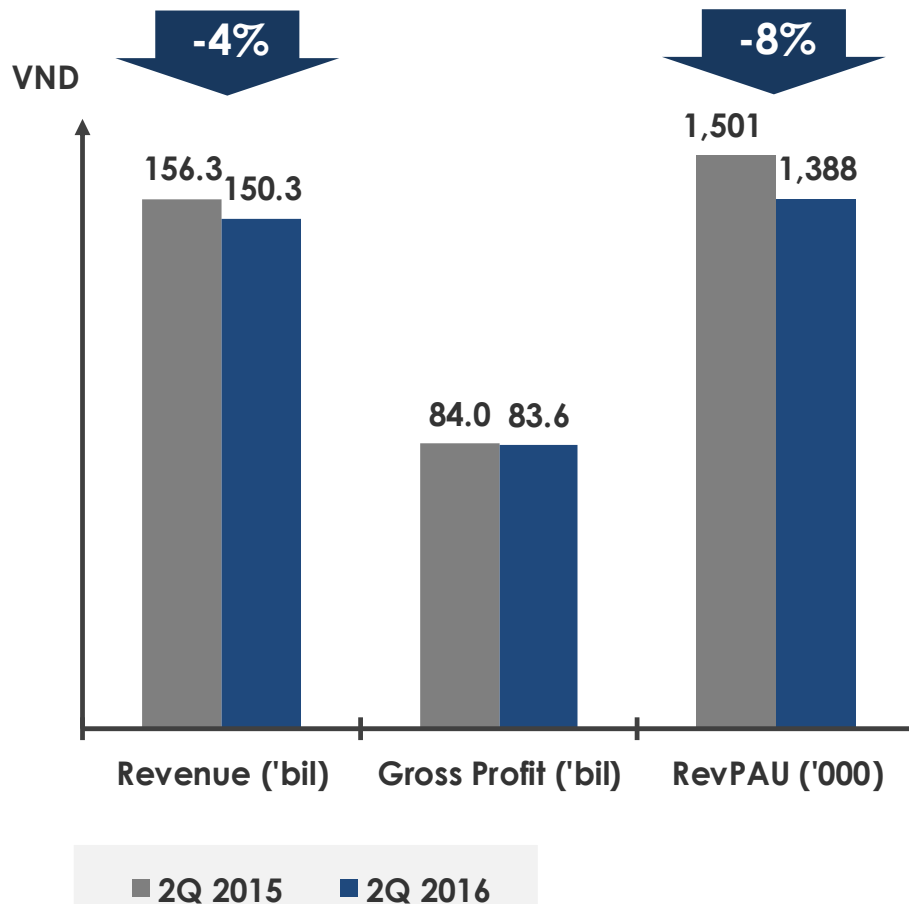
Somerset West
Lake Hanoi



Somerset Ho
Chi Minh City



Somerset
Chancellor Court
Ho Chi Minh City



Key Market Performance Highlights

- Revenue and RevPAU decreased mainly due to ongoing refurbishment at Somerset Ho Chi Minh City and weaker corporate demand in Hanoi.
- Gross profit decreased due to lower revenue, partially offset by lower depreciation expense.
- ADR of refurbished apartment units at Somerset Ho Chi Minh City was uplifted by approximately 27% in the latest completed phase of AEI in 1Q 2015. The final phase of AEI is on track for completion in 1Q 2017.



Citadines on
Bourke Melbourne



Citadines
St Georges
Terrace Perth



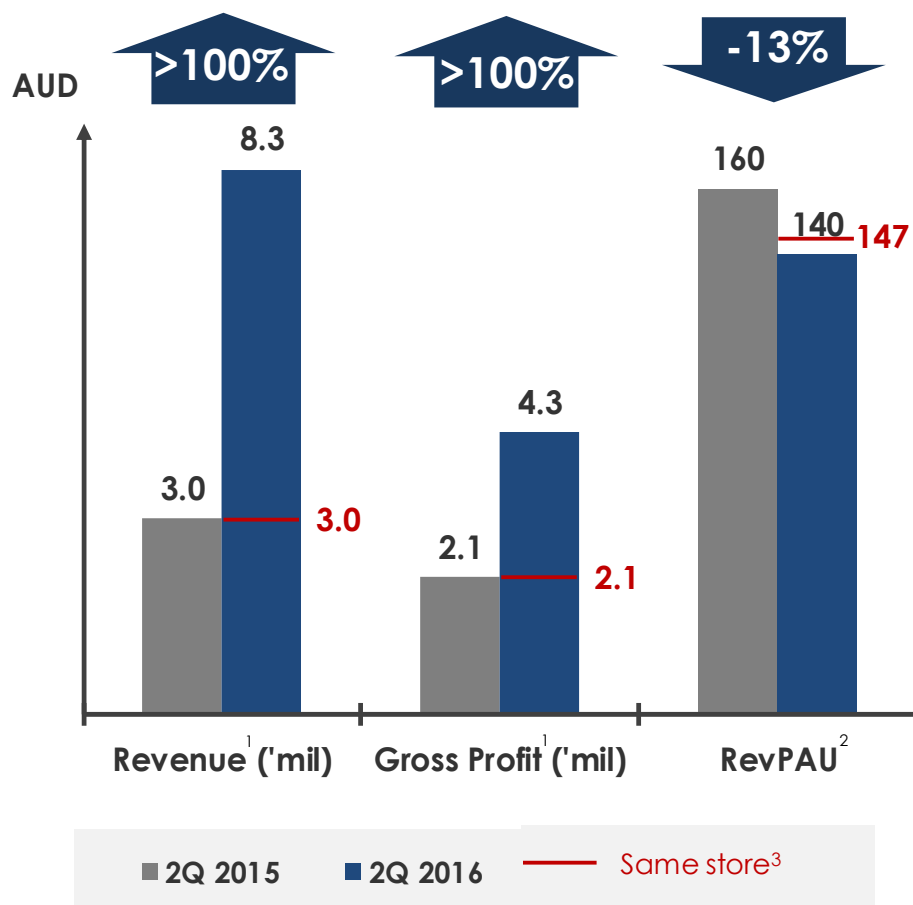
Quest Sydney
Olympic Park



Quest
Campbelltown



Quest Mascot



Key Market Performance Highlights

- Revenue and gross profit increased mainly due to the acquisition of Citadines on Bourke Melbourne in July 2015.
- Excluding the contribution from Citadines on Bourke Melbourne, revenue and gross profit remained at the same level as last year.
- RevPAU decreased mainly due to lower ADR from the newly acquired property and weaker market demand in Perth.

Notes:

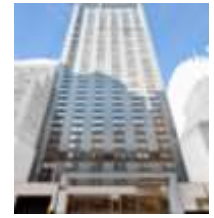
- Revenue and gross profit figures above relate to properties under master leases and management contracts
- RevPAU relates to Citadines on Bourke Melbourne and Citadines St Georges Terrace Perth only.
- Citadines on Bourke Melbourne was acquired in July 2015.



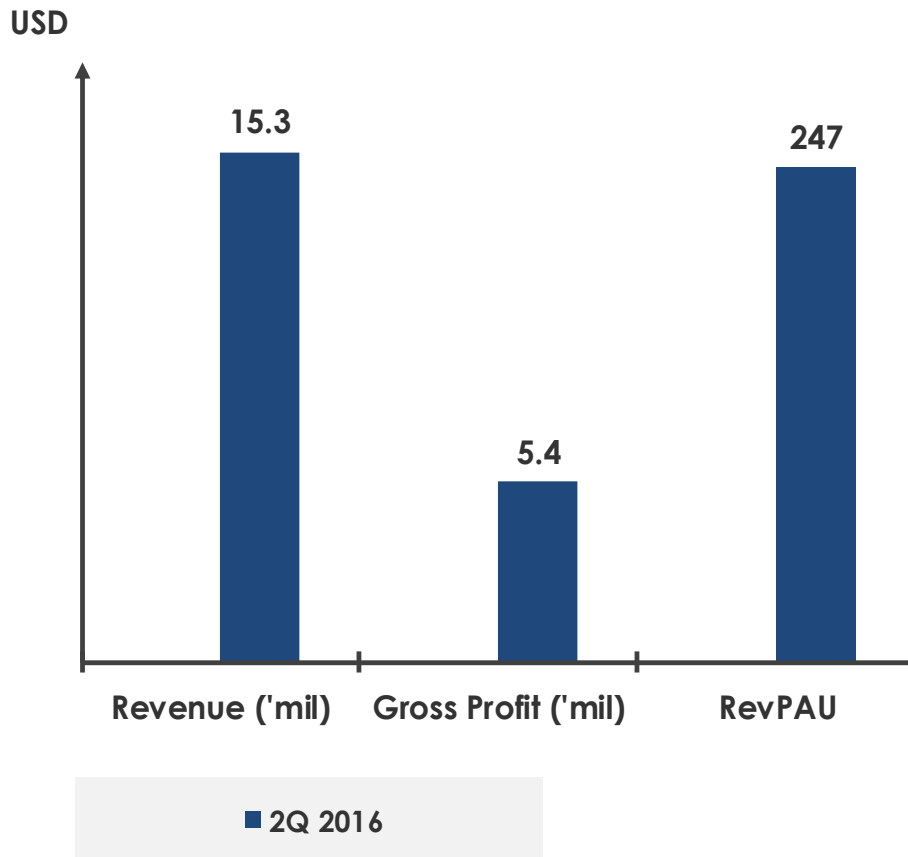
The United States of America



Sheraton Tribeca
New York Hotel



Element New York
Times Square West



Key Market Performance Highlights

- Ascott REIT made its first foray into USA with the acquisition of the 411-unit Element New York Times Square West on 19 August 2015
- Ascott REIT acquired its second property, Sheraton Tribeca New York Hotel, on 29 April 2016.

Capital and Risk Management

A low-angle photograph of the Ascott Raffles Place building in Singapore. The building is a tall, modern skyscraper with a glass facade and a distinctive central tower with a spire. The sky is blue with scattered white clouds. The title "Capital and Risk Management" is overlaid in white text at the top.

Ascott Raffles Place Singapore



Healthy Balance Sheet and Credit Metrics

Key Financial Indicators

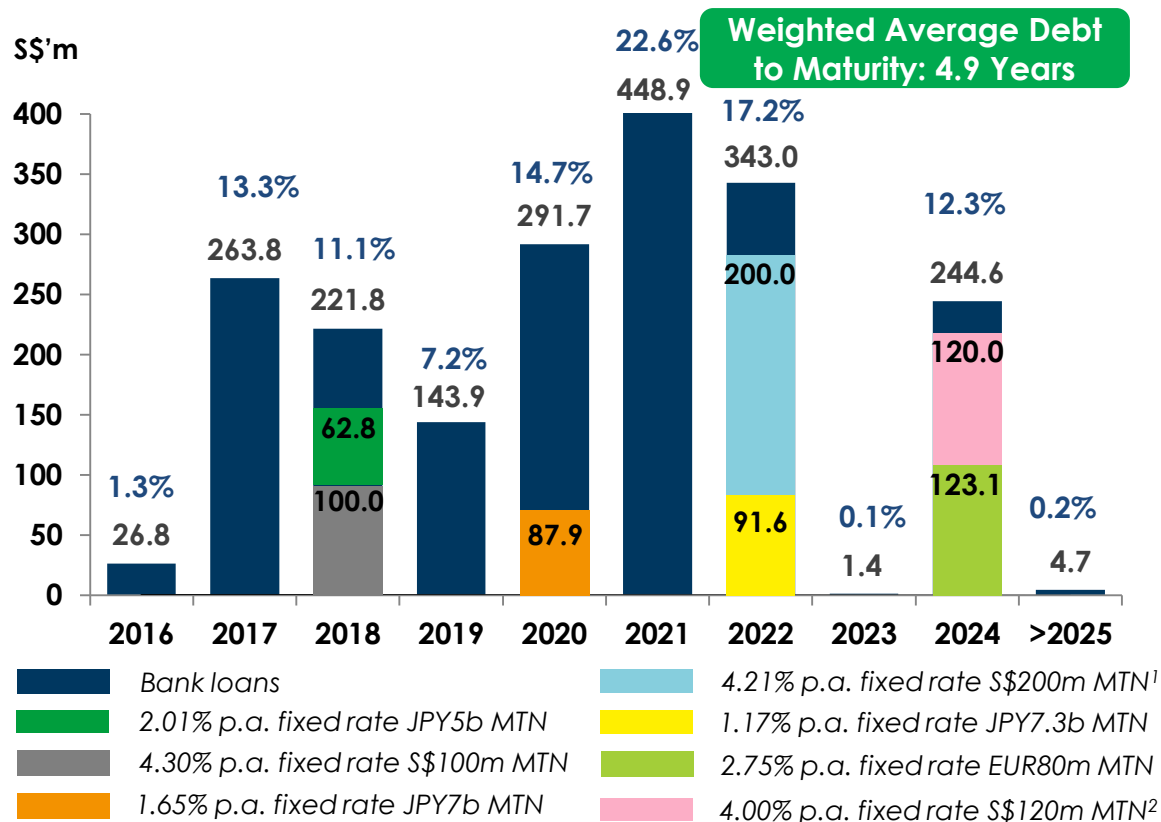
	As at 30 June 2016	As at 31 March 2016
Gearing	41.0%	38.9%
Interest Cover	4.1X	3.7X
Effective Borrowing Rate	2.5%	2.5%
Total Debts on Fixed Rates	80%	78%
Weighted Avg Debt to Maturity (Years)	4.9	5.1
NAV/Unit	S\$1.32	S\$1.34
Ascott REIT's Issuer Rating by Moody's	Baa3	Baa3



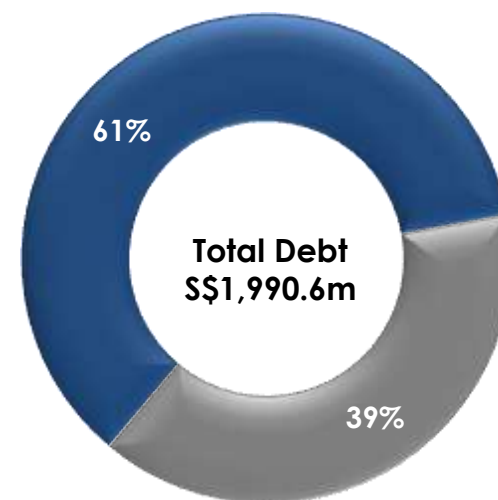
Capital and Risk Management

Debt Profile as at 30 June 2016

Debt Maturity Profile



By Debt Type



Ascott REIT seeks to diversify funding sources and secure long-term financing at an optimal cost.

Notes:

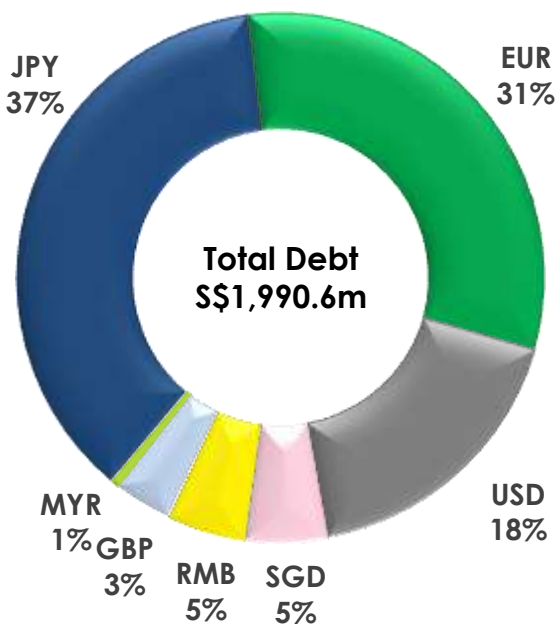
1. S\$ proceeds from the notes have been swapped into Euros at a fixed interest rate of 1.81% p.a. over the same tenure
2. S\$ proceeds from the notes have been swapped into Euros at a fixed interest rate of 2.15% p.a. over the same tenure



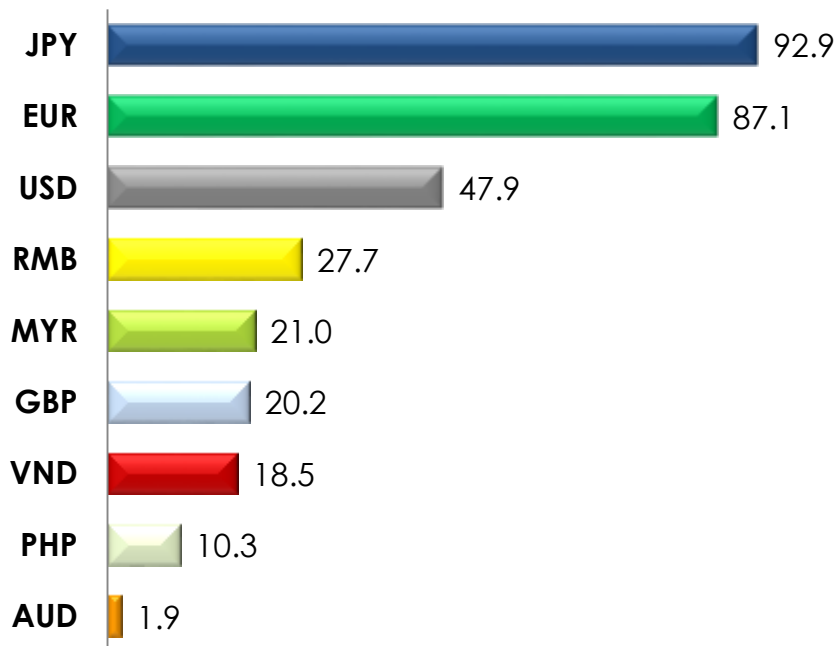
Capital and Risk Management

Foreign Currency Risk Management

Debt By Currency (%)
As at 30 June 2016



Balance Sheet Hedging (%)
As at 30 June 2016



Ascott REIT adopts a natural hedging strategy to the extent possible.



Capital and Risk Management

Foreign Currency Risk Management

Currency	Gross Profit YTD Jun 2016 (%)	Exchange Rate Movement From 31 Dec 2015 to 30 Jun 2016 (%)
EUR	21.5	3.7
JPY	17.7	2.0
USD	10.8	-1.8
GBP	10.2	-5.7
VND	10.0	-1.6
RMB	8.8	-3.8
AUD	8.6	-
SGD	8.3	-
PHP	3.1	-1.5
MYR	1.0	1.7
Total	100.0	-0.2

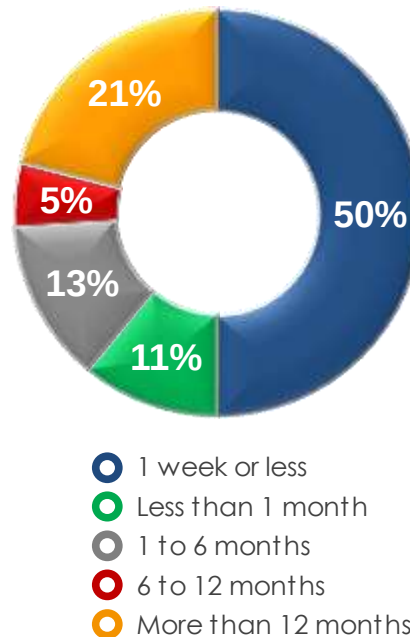
We have entered into foreign currency forward contracts to hedge distribution income derived in EUR and JPY.
On a portfolio basis, 30% of FY 2016 foreign currency distribution income had been hedged.

Portfolio Information

Somerset Liang Court Singapore

Focus on Long Stay Segments

Breakdown of Apartment Rental Income¹ by Length of Stay



Average length of stay is about 4 months

Note:

1. Apartment rental income for YTD June 2016. Information for properties on master leases are not included.

A low-angle photograph of the Ascott Raffles Place building in Singapore. The building is a tall, modern skyscraper with a distinctive Art Deco-inspired design, featuring a central vertical column of windows and a tiered, conical top. The building is set against a bright blue sky with scattered white clouds. The title "Outlook and Prospects" is overlaid in the upper right corner.

Outlook and Prospects

Ascott Raffles Place Singapore



Outlook and Prospects

On 23 June 2016, UK voted to leave European Union and this outcome has led to uncertainties and weak business sentiments, which is expected to impact business travel as corporates evaluate their options. The silver lining to the impact from Brexit will be the potential boost to leisure travel due to the weaker GBP, providing support for accommodation demand. As at 2Q 2016, Ascott REIT's properties in UK which are located in London made up 10.4% of total assets. These properties are underpinned by management contracts with minimum guaranteed income which provides a downside protection to the operating income. Notwithstanding that about 10.2% of Ascott REIT's YTD June 2016 gross profit is contributed by GBP, the impact due to the depreciation of GBP is mitigated by Ascott REIT's well-diversified portfolio over 14 countries in Asia Pacific, Europe and the United States of America.

In April 2016, we completed the acquisition of our second US property, Sheraton Tribeca New York Hotel. Including Ascott Orchard Singapore which Ascott REIT has entered into a forward contract to acquire the property, Ascott REIT's total assets would have reached \$5.3 billion. The Group remains on the look out for accretive opportunities in the key gateway cities of Australia, Japan, Europe and United States of America.

The final phase of refurbishment at Somerset Xu Hui Shanghai was completed in June 2016 and the first phase of renovation at Ascott Makati is on track for completion this year. We expect to complete the refurbishment at Citadines Barbican London and Somerset Ho Chi Minh City in 2017. The Group will continue to refurbish Ascott REIT's properties to enhance guest experience and maximise returns to Unitholders.



Outlook and Prospects

On the capital management front, the Group continues to maintain a disciplined and prudent capital management approach. As at 30 June 2016, the loans that are coming due in FY 2016 have been substantially refinanced. Ascott REIT continues to maintain a strong balance sheet, with 80% of its total borrowings on fixed interest rates to hedge against the rising interest rate.

To date, all of the units in Fortune Garden Apartments have been sold or have letter of intent signed. Part of the proceeds from the divestment that has been remitted back to Singapore was deployed to repay bank loans. The remaining proceeds from the sale is expected to be remitted back to Singapore in due course.

Going forward, the slow-paced global economic recovery, coupled with the uncertainties associated with the formalisation of Brexit and security concerns, is likely to weigh on the global growth outlook. Notwithstanding, the performance of the properties in Europe is expected to remain stable as the properties in France are primarily underpinned by master leases and properties in Belgium and Spain are underpinned by management contracts with minimum guaranteed income. We are confident that Ascott REIT with its diversified portfolio and extended-stay business model will continue to deliver stable income and returns to its Unitholders. The Group's operating performance for FY 2016 should remain profitable.



Distribution Details

Distribution Period ¹	23 March 2016 to 30 June 2016
Distribution Rate	2.290 cents per Unit
Last Day of Trading on “cum” Basis	25 July 2016, 5pm
Ex-Date	26 July 2016, 9am
Books Closure Date	28 July 2016
Distribution Payment Date	24 August 2016

Note:

1. Advanced distribution of 1.585 cents per Unit for the period from 1 January 2016 to 22 March 2016 (prior to the date on which the placement units were issued) was paid on 27 April 2016.

Appendix



Citadines Mount Sophia

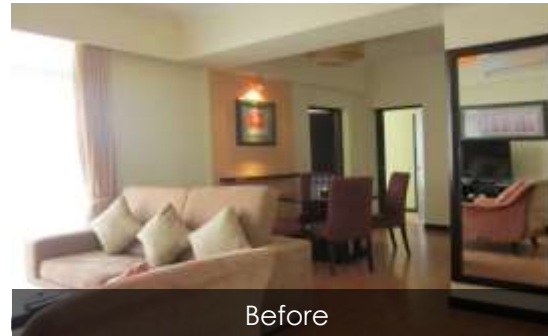


Completed Asset Enhancement Initiative

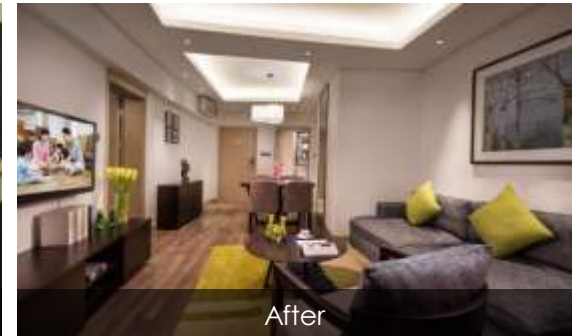
Somerset Xu Hui Shanghai (Phase 2C and 2D)



	Phase 2C	Phase 2D (Final)
Capex incurred	RMB18.2m (\$\$3.9m)	RMB20.1m (\$\$4.4m)
Capex work being done	Renovation of 42 apartment units from level 15 to 21	Renovation of 42 apartment units from level 2 to 12
Period of renovation	2Q 2015 to 4Q 2015	4Q 2015 to 2Q 2016
ADR uplift for renovated units	Approximately 27%	-



Before



After



Ongoing Asset Enhancement Initiatives

Properties		Costs	Time Period
1	Ascott Makati - Phased renovation of selected apartment units, café, business centres and public area - Upgrade mechanical and electrical infrastructure	US\$26.1m ¹ (\$\$37.8m)	Phase 1: 4Q 2015 to 3Q 2016
2	Citadines Barbican London - Phased renovation of 129 apartment units	£3.9m (\$\$8.3m)	1 Q 2016 to 1 Q 2017
3	Somerset Millennium Makati - Renovation of 113 apartment units	US\$1.0m (\$\$1.5m)	2Q 2016 to 1 Q 2017
4	Somerset Ho Chi Minh City (Phase 2) - Renovation of 103 apartment units, of which 2 units will be converted into common areas and 35 units (comprising 3 BR premier and 4BR apartment units) will be converted into dual key units.	US\$7.8m (\$\$11.3m)	1 Q 2016 to 1 Q 2017
Total		\$S\$58.9m	

Note:

1. For the entire refurbishment project



Master Leases (2Q 2016 vs 2Q 2015)



La Clef
Louvre Paris¹



Citadines
Les Halles Paris



Citadines
Croisette
Cannes



Citadines
Arnulfpark
Munich



Ascott
Raffles Place
Singapore



Quest Sydney
Olympic Park

	Revenue ('mil)			Gross Profit ('mil)		
	2Q 2016	2Q 2015		2Q 2016	2Q 2015	
Australia (AUD) 3 Properties	1.8	1.7	↑	1.7	1.6	↑
France (EUR) 17 Properties	5.7	5.7	-	5.3	5.3	-
Germany (EUR) 3 Properties	1.5	1.5	-	1.3	1.4	↓
Japan (JPY) 1 Property ²	133.3	187.6	↓	104.3	149.4	↓
Singapore (SGD) Ascott Raffles Place Singapore	1.8	2.4	↓	1.6	2.0	↓

Notes:

1. Formerly known as Citadines Suites Louvre Paris
2. Five rental housing properties in Japan were divested on 30 September 2015



Management Contracts with Minimum Guaranteed Income (2Q 2016 vs 2Q 2015)

	Revenue ('mil)			Gross Profit ('mil)			RevPAU		
	2Q 2016	2Q 2015		2Q 2016	2Q 2015		2Q 2016	2Q 2015	
Belgium (EUR) 2 Properties	1.5	2.4	↓	0.3	0.8	↓	48	74	↓
Spain (EUR) 1 Property	1.4	1.4	-	0.7	0.7	-	112	108	↑
United Kingdom (GBP) 4 Properties	6.8	7.2	↓	3.3	3.5	↓	118	124	↓

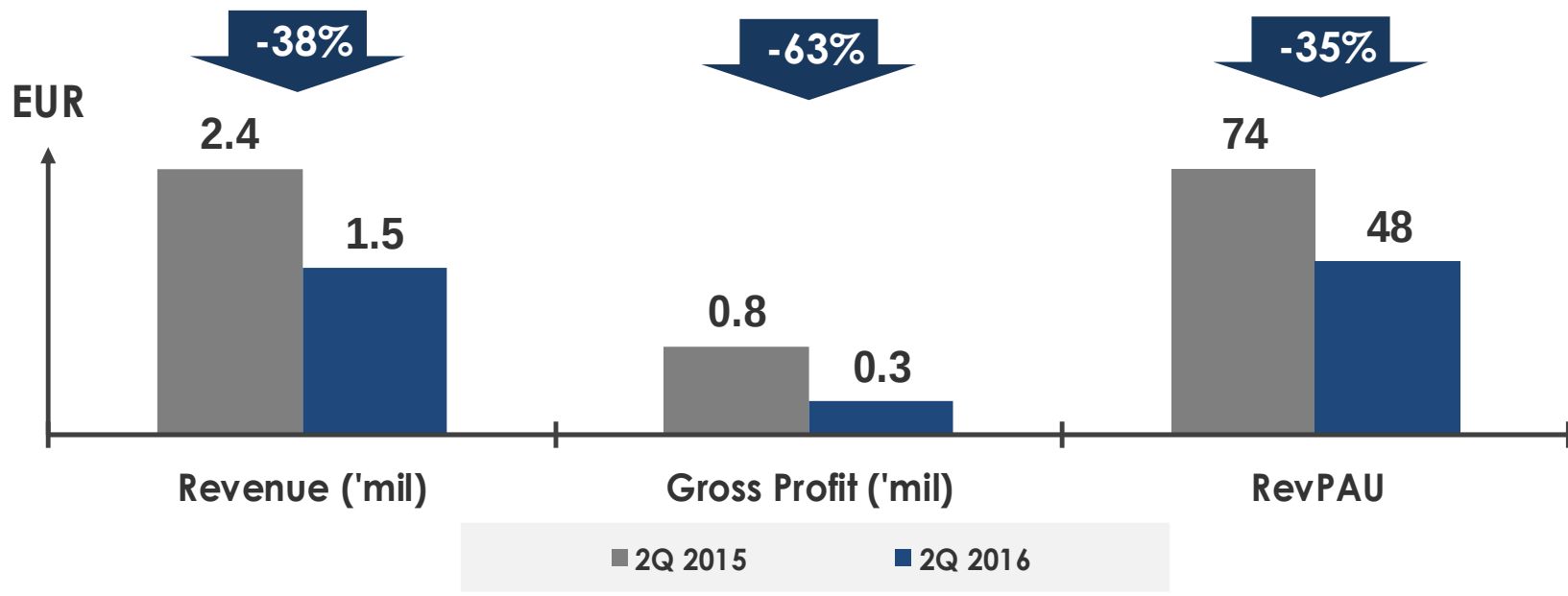


Management Contracts (2Q 2016 vs 2Q 2015)

	Revenue ('mil)			Gross Profit ('mil)			RevPAU		
	2Q 2016	2Q 2015		2Q 2016	2Q 2015		2Q 2016	2Q 2015	
Australia (AUD)	6.5	1.3	↑	2.6	0.5	↑	140	160	↓
China (RMB)	76.4	83.1	↓	23.7	24.4	↓	408	441	↓
Indonesia (USD)	3.1	3.2	↓	1.1	1.1	-	81	86	↓
Japan (JPY) ¹	1,224.3	1,069.9	↑	689.8	582.5	↑	13,113	12,070	↑
Malaysia (MYR)	4.6	4.7	↓	1.5	1.2	↑	246	249	↓
Philippines (PHP)	168.3	247.7	↓	52.1	85.6	↓	3,459	4,096	↓
Singapore (SGD)	6.4	6.5	↓	2.9	2.7	↑	200	203	↓
United States of America (USD)	15.3	-	-	5.4	-	-	247	-	-
Vietnam (VND) ²	150.3	156.3	↓	83.6	84.0	-	1,388	1,501	↓

Notes:

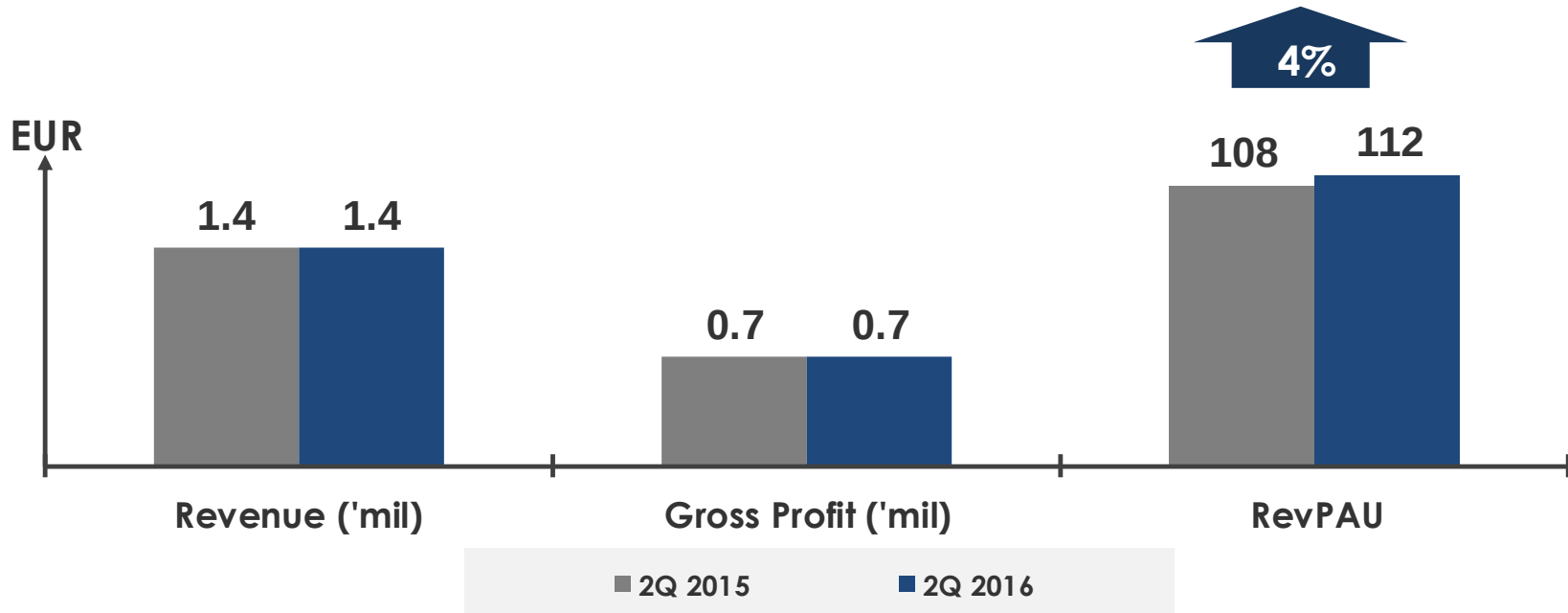
1. RevPAU for Japan refers to serviced residences and excludes rental housing.
2. Revenue and gross profit figures for VND are stated in billions. RevPAU figures are stated in thousands.



Revenue, gross profit and RevPAU decreased mainly due to weaker demand following terror attacks in March 2016.



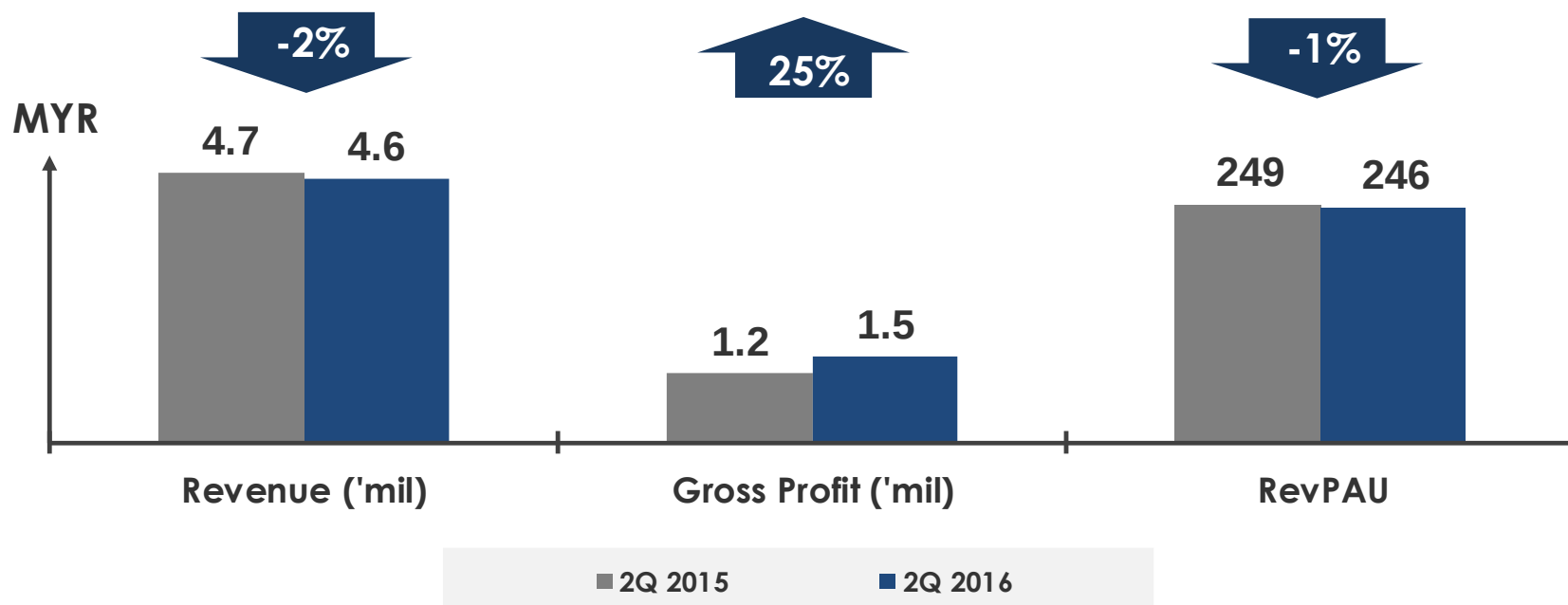
Citadines Ramblas
Barcelona



Revenue, gross profit and RevPAU remained fairly stable.



Somerset Ampang
Kuala Lumpur



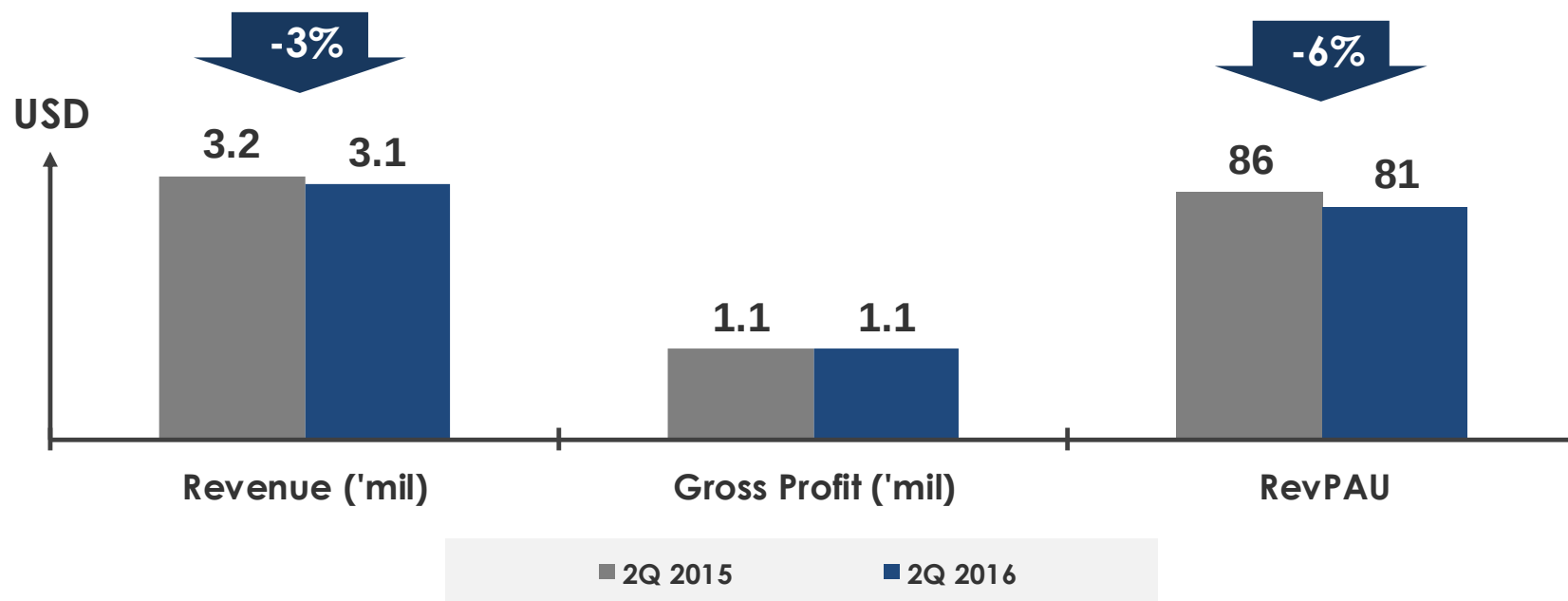
Revenue and RevPAU decreased due to lower corporate accommodation budgets. Gross profit increased due to lower depreciation expense.



Ascott Jakarta



Somerset Grand
Citra Jakarta



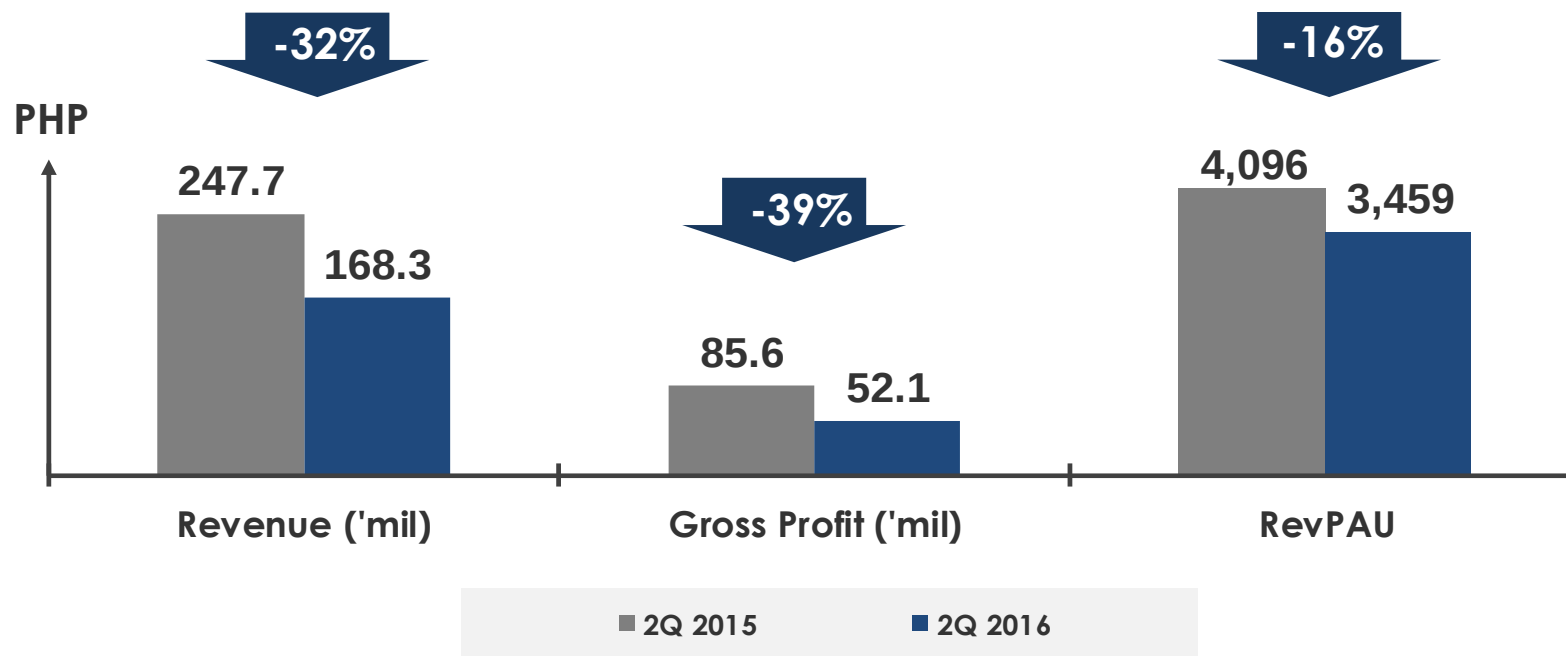
Revenue and RevPAU decreased mainly due to weaker corporate demand.



Ascott Makati



Somerset
Millennium Makati



Revenue, gross profit and RevPAU decreased mainly due to ongoing refurbishment at Ascott Makati, reduced room inventory at Somerset Millennium and weaker demand from corporate accounts.