

## ACCORDIA GOLF TRUST

Announcement of Results for the period from 1 August 2014 to 31 December 2014

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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 16 June 2014)

### Accordia Golf Trust

Accordia Golf Trust (“**AGT**” or the “**Trust**”) is the first business trust comprising investments in golf course assets in Japan listed on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). AGT was officially listed on the Main Board of the SGX-ST on 1 August 2014 (the “**Listing Date**”). The financial year end of AGT is 31 March.

The Trust is managed by Accordia Golf Trust Management Pte. Ltd. (the “**Trustee-Manager**”). The Trustee-Manager is 49% held by Accordia Golf Co., Ltd (the “**Sponsor**”) and 51% held by Daiwa Real Estate Asset Management Co., Ltd (the “**TM Partner**”), a wholly-owned subsidiary of Daiwa Securities Group Inc.

The principal investment strategy of AGT is to invest, directly or indirectly, in the business of owning a portfolio of stabilised, income generating golf courses, driving ranges and golf courses related assets worldwide, with an initial focus on Japan.

The Trustee-Manager’s key objectives are to invest in golf courses, driving ranges and golf course related assets that are able to generate long-term, stable cash flows, while paying continuous distributions to unitholders of AGT (the “**Unitholders**”) and maximising long-term investment returns of Unitholders by generating long-term capital value growth through future acquisitions.

AGT’s initial portfolio (the “**Initial Portfolio**”) comprises 89 golf courses located across Japan (the “**Initial Portfolio Golf Courses**”) with 86.4% of the Initial Portfolio Golf Courses (based on their appraised values as at 30 September 2013) located in the three largest metropolitan areas in Japan. The acquisition of the Initial Portfolio was completed on the Listing Date.

The Initial Portfolio is valued at approximately Japanese Yen (“**JPY**”) 150,908 million with a majority of the Initial Portfolio Golf Courses situated in major cities that are accessible via Japan’s major modes of transportation and expressways.

AGT’s investment in the Initial Portfolio Golf Courses held by Accordia Golf Asset Godo Kaisha (“**SPC**”) is made through an investment structure known as a Tokumei Kumiai (“**TK**”) Structure. The relationship between SPC and AGT is governed under a TK agreement (the “**TK Agreement**”), being a silent partnership agreement. The TK is a contractual relationship between an investor and a business operator, whereby the investor makes certain contributions to the business operator in return for the right to receive distributions of profits generated from the business managed by the operator.

Under the TK Agreement, AGT as the TK investor (the “**TK Investor**”) has veto rights in respect of certain key operational matters including any amendment to the articles of incorporation, cessation or change of principal business, entry into interested person transactions and preparing or amending the annual business plan.

SPC, as the TK operator, is a Godo Kaisha which is a Japanese limited liability company under the Companies Act of Japan. SPC is responsible for holding the Initial Portfolio Golf Courses and managing their day to day operation, subject to the veto rights of the Trustee-Manager. Under the TK Structure, as SPC is the legal owner in respect of the Initial Portfolio, generally, only SPC has rights against and obligations to third parties. Therefore, third parties have no recourse against AGT as the TK Investor and the liability of AGT is limited to the amount of its TK contribution to SPC.

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The consolidated financial statements of AGT and SPC (hereinafter referred to as the “**AGT Group**”) include the Statements of Financial Position of AGT Group and the Trust as at 31 December 2014, the Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Distribution Statement, Consolidated Statement of Cash Flows of the AGT Group and the Statements of Changes in Equity of the AGT Group and the Trust for the financial period from the Listing Date to 31 December 2014.

#### **Distribution Policy**

AGT’s distribution policy is to distribute 100.0% of AGT’s distributable income for the period from 1 August 2014 to 31 March 2015. Thereafter, the Trustee-Manager will distribute at least 90.0% of AGT’s distributable income, with the actual level of distribution to be determined at the Trustee-Manager board’s discretion, having regard to funding requirements, other capital management considerations and ensuring the overall stability of distributions.

AGT will make distributions to Unitholders on a semi-annual basis, with the amount calculated as at 31 March and 30 September each year for the six-month period ending on each of the said dates. AGT’s first distribution after the Listing Date will be for the period from the Listing Date and ending on 31 March 2015 and will be paid by the Trustee-Manager on or before 30 June 2015.

AGT was a dormant private trust from 16 June 2014, being the date of its constitution, to 31 July 2014. The acquisition of Initial Portfolio through the acquisition of TK’s interests (the “**TK Interests**”) was only completed on the Listing Date. Consequently, the actual income derived from SPC for the current period was from the Listing Date to 31 December 2014.

AGT and AGT Group are presenting their financial results for the period from the Listing Date to 31 December 2014.

**ACCORDIA GOLF TRUST**
**Announcement of Results for the period from 1 August 2014 to 31 December 2014**
**FINANCIAL REVIEW OF AGT FOR THE PERIOD FROM THE LISTING DATE TO 31 DECEMBER 2014**
**1(a)(i) Consolidated statement of profit or loss and other comprehensive income for the period from the Listing Date to 31 December 2014 (a)**

	Note	1 Aug 2014 to 31 Dec 2014 (b) (JPY million)
<b>Operating income</b>		<b>23,614</b>
<b>Revenue</b>		<b>23,509</b>
Golf course revenue		15,533
Restaurant revenue		5,592
Membership revenue		2,384
<b>Other operating income</b>		<b>105</b>
<b>Operating Expenses</b>		<b>(18,420)</b>
Merchandise and material expenses		(1,602)
Labour cost		(5,606)
Golf course management fee		(2,606)
Golf course maintenance cost		(555)
Asset manager's fee		(42)
Trustee-Manager's fees		(113)
Depreciation and amortisation expense		(1,557)
Other expense		(6,339)
<b>Operating profit</b>		<b>5,194</b>
Interest and other finance costs		(657)
<b>Profit before tax</b>		<b>4,537</b>
Tax expenses		(958)
<b>Profit for the period</b>		<b>3,579</b>
<b>Other comprehensive income, net of income tax</b>		
Items that may be reclassified subsequently to profit or loss:		
Unrealised loss on fair value changes of cash flow hedging derivative instruments (c)		(383)
<b>Total comprehensive income for the period</b>		<b>3,196</b>
<b>Profit for the period attributable to</b>		
Unitholders of AGT		3,571
Non-controlling interest		8
<b>Profit for the period</b>		<b>3,579</b>
<b>Total comprehensive income attributable to</b>		
Unitholders of AGT		3,188
Non-controlling interest		8
<b>Total comprehensive income for the period</b>		<b>3,196</b>

**Notes:**

- (a) AGT was a dormant private trust during the period from 16 June 2014, being the date of its constitution to 31 July 2014. The acquisition of the Initial Portfolio was only completed on the Listing Date. Consequently, the actual income derived from SPC for the current period was from the Listing Date to 31 December 2014.
- (b) No comparative consolidated statement of comprehensive income has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (c) Net loss on fair value changes of derivative financial instruments arose from re-measurement of interest rate swaps entered into during the financial period to hedge interest rate risk on borrowings.

# ACCORDIA GOLF TRUST

## Announcement of Results for the period from 1 August 2014 to 31 December 2014

### Consolidated distribution statement

	Note	1 Aug 2014 to 31 Dec 2014 (JPY million)
<u>Reconciliation of profit for the period to income available for Distribution</u>		
<b>Profit for the period</b>		<b>3,579</b>
Add: Depreciation and amortisation expenses		1,557
Add: Interest and other finance costs	(a)	657
Add: Income tax expenses		958
<b>EBITDA</b>		<b>6,751</b>
<u>Adjustment for:</u>		
Less: Interest paid		(35)
Less: Income tax paid	(b)	(4,391)
Less: Acquisition of property, plant and equipment		(978)
Less: Acquisition of golf business	(c)	(49,956)
Less: Changing in working capital		(1,176)
Add: Proceeds from issuance of units	(d)	62,523
Less: Payment of equity issue expenses	(e)	(6,744)
Add: Proceeds from loans and borrowings		45,000
Add: Proceeds from loans and borrowing from a related party		500
Less: Payment of transaction cost relating to borrowings	(f)	(1,815)
Less: Repayment of borrowings from a related party		(38,336)
Less: Repayment of membership deposits		(231)
Less: Lease payment		(291)
Add: Effects of exchange rate changes on the balance of cash held in foreign currencies		55
Less: Adjustments to distributions attributable to the period	(g)	(6,979)
<b>Income available for distribution</b>		<b>3,897</b>

#### Notes:

- (a) Interest expenses and other finance costs include interest paid, annual amortisation of capitalised loan facility fees and accrued interests payable on non-interest-bearing deposits from registered members.
- (b) Income tax paid comprises 1) tax liabilities arising from the absorption-type corporate split to transfer the golf courses retained by the Sponsor and 2) tax liabilities attributable to the taxable income of companies before merger procedures for the period from 1 April to 31 July 2014 which were incurred before the Listing Date.
- (c) Payment for acquisition of the golf business JPY 49,956 million represents sum of the net cash consideration paid to acquire the TK Interests of JPY 49,563 million and the registration tax paid upon transfer of the title of properties of JPY 393 million. The net cash consideration paid to acquire the TK Interests of JPY 49,563 million comprises the cash payment for the acquisition of the TK Interest of JPY 49,867 million, net of cash and cash equivalents of JPY 304 million acquired. The total purchase consideration of JPY 75,225 million is settled by the payment of cash to the Sponsor of JPY 49,867 million, which are funded by the listing proceeds and the issue of consideration units amounting to JPY 25,358 million as explained in (d) below. Fair value of the above net identifiable assets and liabilities acquired was provisionally determined based on the current information available and subject to change subsequent to the issuance of independent valuation report.
- (d) AGT had on the Listing Date issued 782,025,000 units at S\$0.97 each (the "Offering") amounting to S\$759 million which is equivalent to JPY 62,523 million. The proceeds were used mainly for the acquisition of the Initial Portfolio. Separate from the Offering, the Sponsor received, as part settlement of the consideration for the acquisition of the Initial Portfolio, through the acquisition of the TK Interests, the aggregate of 317,096,999 units amounting to S\$308 million which is equivalent to JPY 25,358 million.

## **ACCORDIA GOLF TRUST**

### **Announcement of Results for the period from 1 August 2014 to 31 December 2014**

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- (e) The equity issue expenses amounts to JPY 6,795 million, of which JPY 51 million remains unpaid and is accrued as part of the trade and other payables.
- (f) The transaction cost related to borrowings, amounts to JPY 2,433 million, of which JPY 618 million remains unpaid and is accrued as part of the trade and other payables.
- (g) Adjustments to distributions attributable to the period of JPY 6,979 million mainly comprises cash reserves for golf course operation amounting to JPY 4,500 million, and other cash reserves for repayment of borrowings amounting, payment of interest amounting, current year withholding tax, and other purpose reserves.

**ACCORDIA GOLF TRUST**
**Announcement of Results for the period from 1 August 2014 to 31 December 2014**
**1(b)(i) Statements of financial position**

	Note	AGT 31 Dec 2014 (a) (JPY million)	AGT Group 31 Dec 2014 (a) (JPY million)
<b>Assets</b>			
<b>Current assets</b>			
Cash and bank balances		435	10,926
Trade and other receivables		-	2,111
Inventory		-	257
Other current assets		-	1,209
	(c)	435	14,503
<b>Non-current assets</b>			
Property, plant and equipment		-	150,744
Intangible assets		-	16,944
Investment in subsidiaries		81,143	-
Other non-current assets		-	913
		81,143	168,601
<b>Total Assets</b>		<b>81,578</b>	<b>183,104</b>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Borrowings from financial institutions		-	430
Finance lease payables		-	587
Trade and other payables		206	4,913
Membership deposits		-	9,727
Income tax payables		-	24
Other current liabilities		-	1,347
	(c)	206	17,028
<b>Non-current liabilities</b>			
Borrowings from financial institutions		-	42,241
Financial lease payables		-	1,837
Borrowing from a related party		-	500
Membership deposits		-	5,473
Deferred tax liabilities		-	31,327
Other non-current liabilities		-	412
		-	81,790
<b>Total liabilities</b>		<b>206</b>	<b>98,818</b>
<b>Net assets</b>		<b>81,372</b>	<b>84,286</b>
<b>Equity</b>			
Unitholder's fund		81,486	81,086
Retained earning		(114)	3,571
Cash flow hedging reserve	(b)	-	(383)
Net assets attributable to Unitholders		81,372	84,274
Non-controlling interest		-	12
<b>Total equity</b>		<b>81,372</b>	<b>84,286</b>

**Notes:**

- (a) No comparative statements of financial position have been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) Cash flow hedging reserve arises from fair value change upon re-measurement of interest rate swap.
- (c) As at 31 December 2014, AGT Group's current liabilities exceed current assets by JPY 2,525 million. Liquidity risk is mitigated despite the net working capital deficiency position at the end of the reporting period as AGT Group's operating cash inflows are deemed sufficient to meet its short-term liquidity demands from the perspective of Trustee-Manager.

**ACCORDIA GOLF TRUST****Announcement of Results for the period from 1 August 2014 to 31 December 2014****1 (b)(ii) Gross Borrowings as at 31 December 2014**

		AGT Group 31 Dec 2014 (a) (JPY million)
<b>Amount payable within one year</b>		
Syndicate loan	*1	450
Less: Upfront costs capitalised		(20)
		430
<b>Amount payable after one year</b>		
Syndicate loan	*1	44,550
Less: Upfront costs capitalised		(2,309)
		42,241
Subordinated loan	*2	500
Less: Upfront costs capitalised		-
		500
		42,741
Total loans and borrowings		43,171

**Details of borrowings and collaterals**

SPC is the borrower of the syndicate loan and subordinated loan, which are both denominated in JPY.

**\*1) Syndicate loan**

SPC borrows funds from 9 major banks in Japan. The obligations of SPC are secured by various security interests (including a pledge over the TK Interests held by AGT) and the bank borrowings consist of debt facilities denominated in JPY and are as follows:-

	Principal Amount (JPY million)	Type	Duration
<b>Term Loan A</b>	15,000	Term loan	Three years
<b>Term Loan B</b>	15,000	Term loan	Four years
<b>Term Loan C</b>	15,000	Term loan	Five years

For Term Loan A, interest is levied at a floating interest rate of six-month JPY Tokyo Interbank Offered Rate (“**TIBOR**”) plus 125 basis points per annum. The three year term loan is repayable by semi-annual instalments of JPY 75 million and by a balloon repayment at maturity in August 2017.

For Term Loan B, interest is levied at a floating interest rate of six-month JPY TIBOR plus 150 basis points per annum. The four year term loan is repayable by semi-annual instalments of JPY 75 million and by a balloon repayment at maturity in August 2018.

For Term Loan C, interest is levied at a floating interest rate of six-month JPY TIBOR plus 150 basis points per annum. The five year term loan is repayable by semi-annual instalments of JPY 75 million and by a balloon repayment at maturity in August 2019.

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SPC had entered into interest rate swap agreements with several Japanese banks to convert its floating interest rates into fixed interest rates. The fixed interest rates for the specific loans are as follows:-

<b>Notional amount</b>	<b>Term Loan A:</b> JPY 10,000 million <b>Term Loan B:</b> JPY 15,000 million <b>Term Loan C:</b> JPY 10,000 million
<b>Fixed rate</b>	<b>Term Loan A:</b> 1.71% <b>Term Loan B:</b> 2.00% <b>Term Loan C:</b> 2.34%
<b>Termination date</b>	<b>Term Loan A:</b> 1 August 2017 (Duration: Three years) <b>Term Loan B:</b> 1 August 2018 (Duration: Four years) <b>Term Loan C:</b> 1 August 2019 (Duration: Five years)

#### \*2) Subordinated loan

SPC has a loan of JPY 500 million from the Sponsor. This subordinated loan is necessary for SPC to maintain its status as a TK Operator for tax reasons. The interest rate is 3.0% and the due date of the loan is the day on which SPC's business is discontinued.

#### **Note:**

- (a) No comparative gross borrowings has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.



**ACCORDIA GOLF TRUST**
**Announcement of Results for the period from 1 August 2014 to 31 December 2014**
**1 (c) Consolidated statement of cash flows**

	Note	1 Aug 2014 to 31 Dec 2014 (JPY million) (a)
<b>Operating activities</b>		
<b>Profit for the period</b>		3,579
<b>Adjustment for:</b>		
Depreciation and amortisation expenses		1,557
Interest and other finance costs		657
Income tax expense		958
<b>Operating cash flow before movements in working capital:</b>		<b>6,751</b>
<b>Changing in working capital</b>		
Trade and other receivables		454
Trade and other payables		(29)
Inventory		49
Other assets		(49)
Other liabilities		(1,601)
<b>Cash generated from operations</b>		<b>5,575</b>
Interest paid		(35)
Income tax paid		(4,391)
<b>Net cash flows from operating activities</b>		<b>1,149</b>
<b>Investing activities</b>		
Acquisition of golf business	(b)	(49,956)
Acquisition of property, plant and equipment		(978)
<b>Net cash flows used in investing activities</b>		<b>(50,934)</b>
<b>Financing activities</b>		
Proceeds from issuance of units	(c)	62,523
Payment of equity issue expenses	(d)	(6,744)
Proceeds from loans and borrowings		45,000
Payment of transaction cost related to borrowings	(e)	(1,815)
Proceeds from loans and borrowing from a related party		500
Repayment of borrowings from related party		(38,336)
Repayment of membership deposits		(231)
Lease payment		(291)
<b>Net cash flow generated from financing activities</b>		<b>60,606</b>
<b>Net increase in cash and cash equivalent</b>		<b>10,821</b>
Cash and cash equivalents at the beginning of financial period		—
Effects of exchange rate changes on the balance of cash held in foreign currency		55
<b>Cash and cash equivalents at the end of the financial period</b>	(f)	<b>10,876</b>

**Notes:**

- (a) No comparative consolidated statement of cash flows has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) Payment for acquisition of the golf business JPY 49,956 million represents sum of the net cash consideration paid to acquire the TK Interests of JPY 49,563 million and the registration tax paid upon transfer of the title of properties of JPY 393 million. The net cash consideration paid to acquire the TK Interests of JPY 49,563 million comprises the cash payment for the acquisition of the TK Interest of JPY 49,867 million, net of cash and cash equivalents of JPY 304 million acquired. The total purchase consideration of JPY 75,225 million is settled by the payment of cash to the Sponsor of JPY 49,867 million, which are funded by the listing proceeds and the issue of consideration units amounting to JPY 25,358 million as explained in (c) below. Fair value of the above net identifiable assets and liabilities acquired was provisionally determined based on the current information available and subject to change subsequent to the issuance of independent valuation report.

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- (c) AGT had on the Listing Date issued 782,025,000 units at S\$0.97 each (the “**Offering**”) amounting to S\$759 million which is equivalent to JPY 62,523 million. The proceeds were used mainly for the acquisition of the Initial Portfolio. Separate from the Offering, the Sponsor received, as part settlement of the consideration for the acquisition of the Initial Portfolio, through the acquisition of the TK Interests, the aggregate of 317,096,999 units amounting to S\$308 million which is equivalent to JPY 25,358 million.
- (d) The equity issue expenses amounts to JPY 6,795 million of which JPY 51 million remains unpaid and is accrued as part of the trade and other payables.
- (e) The transaction cost related to borrowings amounts to JPY 2,433 million, of which JPY 618 million remains unpaid and is accrued as part of the trade and other payables.
- (f) Cash and cash equivalent at the end of the financial period does not include the fixed deposit of JPY 50 million with maturity date of more than three months.

**ACCORDIA GOLF TRUST****Announcement of Results for the period from 1 August 2014 to 31 December 2014****1(d)(i) Statements of changes in equity**

	Note	AGT 31 Dec 2014 (a) (JPY million)	AGT Group 31 Dec 2014 (a) (JPY million)
<b>Units on issue -net of issue costs</b>			
Balance at beginning of the period		-	-
- Issue new units during the period	(b)	87,881	87,881
- Equity issue expenses		(6,395)	(6,795)
Balance at the end of the period		81,486	81,086
<b>Retained earnings</b>			
Balance at beginning of the period		-	-
- (Loss) / Profit for the period		(114)	3,571
Balance at the end of the period		(114)	3,571
<b>Fair value adjustment</b>			
Balance at the beginning of the period		-	-
- Movement during the period		-	(383)
Balance at the end of the period		81,372	(383)
Net assets attributable to Unitholders		81,372	84,274
Non-controlling interest		-	12
<b>Total equity</b>		<b>81,372</b>	<b>84,286</b>

**Note:**

- (a) No comparative statements of changes in equity have been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) The difference of JPY 400 million between AGT & AGT Group is due to the equity issue expense paid by SPC.

**ACCORDIA GOLF TRUST****Announcement of Results for the period from 1 August 2014 to 31 December 2014**

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**1(d)(ii) Details of any changes in the units**

	Note	1 Aug 2014 to 31 Dec 2014 (a)
- Issued units at the beginning of the period		1
- Issued units on the listing date		782,025,000
- Acquisition of the Initial Portfolio in units	(b)	317,096,999
<b>Balance at end of the period</b>		<b>1,099,122,000</b>

**Note:**

- (a) No comparative information has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) On the Listing Date, separate from the Offering, the Sponsor received, as part settlement of the consideration for the acquisition of the Initial Portfolio, through the acquisition of the TK Interests, the aggregate of 317,096,999 consideration units (which was fully paid) constituting 28.85% of the units in issue on the Listing Date.

**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by our auditors.

**3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).**

Not applicable.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied.**

AGT has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period as stated in the prospectus dated 21 July 2014 (the "Prospectus").

**5 If there are any changes in the accounting policies and methods of computation, what has changed, as well as the reasons for, and effect of the change.**

There is no change in the accounting policies and methods of computation.

**ACCORDIA GOLF TRUST****Announcement of Results for the period from 1 August 2014 to 31 December 2014****6 Group earnings per unit (“EPU”) and income available for distribution per unit (“DPU”) for the period ended 31 December 2014****Group earnings per unit**

	Note	1 Aug 2014 to 31 Dec 2014 (a)
Weighted average number of unit	(b)	1,099,122,000
Earnings for the period attributable to Unitholders of AGT (JPY million)		3,571
EPU for the period based on the weighted average number of unit in issue (JPY)		3.25
EPU for the period based on the weighted average number of unit in issue (Singapore Cents) (c)		3.76

**Notes:**

- (a) No comparative information has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) The weighted average number of units is weighted for the period from the Listing Date to 31 December 2014. The diluted EPU is the same as basic EPU as no dilutive instruments were in issue during the reported period.
- (c) AGT had computed EPU using a JPY/SGD average exchange rate of 86.42 for the period from the Listing Date to 31 December 2014.

**Group distribution per unit**

	Note	1 Aug 2014 to 31 Dec 2014 (a)
Number of unit issued and to be issued at the end of period entitled to distribution	(b)	1,099,122,000
Income available for distribution for the period (JPY million)		3,897
DPU for the period based on the number of units entitled to distribution (JPY)		3.55
DPU for the period based on the number of units entitled to distribution (Singapore Cents)	(c)	3.91

**Notes:**

- (a) No comparative information has been presented as the acquisition of the Initial Portfolio was only completed on the Listing Date.
- (b) The computation of DPU for the period from the Listing Date to 31 December 2014 is based on the number of units entitled to distribution, being 1,099,122,000 units. The computation of DPU for the period from 16 June 2014 to 31 December 2014 is for illustrative purposes only. AGT makes distributions on a semi-annual basis and the first distribution after the Listing Date is for the period from the Listing Date and ending on 31 March 2015 and will be paid by the Trustee-Manager on or before 30 June 2015.
- (c) AGT had computed the DPU to Unitholders using a JPY/SGD exchange rate of 90.61 as at 31 December 2014.

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**7 Group net asset value (“NAV”) per unit based on existing units in issue and to be issued as at 31 December 2014**

	Note	1 Aug 2014 to 31 Dec 2014 (a)
Number of unit issued and to be issued at end of period entitled to distribution		1,099,122,000
Net asset value attributable to Unitholders (JPY million)		84,274
Net asset value attributable to Unitholders per unit (JPY)		76.67
Net asset value attributable to Unitholders per unit (SGD)	(b)	0.85

**Notes:**

(a) No comparative information has been presented as the acquisition of the Initial Portfolio was only completed on Listing Date.

(b) AGT had computed the NAV by JPY/SGD exchange rate of 90.61 as at 31 December 2014.

**8 Review of performance for the period from 1 August 2014 to 31 December 2014**

Please refer to Section 9(b) for a review of AGT’s actual results for the period from the Listing Date to 31 December 2014 against the forecast as disclosed in the Prospectus.

**ACCORDIA GOLF TRUST****Announcement of Results for the period from 1 August 2014 to 31 December 2014**

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**9 Variance between the forecast and actual results****9 (a) Statement of net income and distribution (Actual vs Forecast)**

	1 Aug 2014 to 31 Dec 2014 Actual	1 Aug 2014 to 31 Dec 2014 Forecast	Variance (%)
Operating Income (JPY million)	23,614	(a) 23,825	(0.9%)
Operating Profit (JPY million)	5,194	(a) 5,390	(3.6%)
Income available for distribution (JPY million) (b)	3,897	3,860	1.0%
DPU for the period based on the number of units entitled to distribution			
(Singapore Cents) (c)	(c) 3.91	(d) 4.32	(9.6%)
(Japanese Yen)	3.55	3.51	1.1%

**Notes:**

- (a) The forecast figures for Operating Income and Operating Profit are extracted from the Prospectus and pro-rated to 5 months for the period from the Listing Date to 31 December 2014, taking into account the monthly budget used for management purpose.
- (b) The forecast figure for Income available for distribution is extracted from the Prospectus and includes non-recurring cash inflows.
- (c) AGT had computed the DPU using a JPY/SGD exchange rate of 90.61 as at 31 December 2014.
- (d) AGT had computed the DPU using a JPY/SGD exchange rate of 81.16 which was used in the Prospectus.

**9 (b) A review of performance (Actual vs Forecast)****Actual vs forecast for the period from 1 August 2014 to 31 December 2014**

For the financial period from 1 August 2014 to 31 December 2014, the operating income was JPY 23,614 million, which is JPY 211 million or 0.9% lower than the forecasted figure. Although overall demand for golf was strong, the number of visitors to the AGT's golf courses during the period was 0.7% lower than the initial forecast mainly due to the typhoons hitting Japan in the autumn of 2014 and higher occurrences of rain and snow in December. In addition, there was a slight decline in the collection of play fees in the golf courses, especially on weekdays, which was the result of promotions to attract visitors during the period of less favourable weather conditions in order to maximize total revenue.

The operating expenses was almost the same level as the forecasted operating expense, and the operating profit was JPY 5,194 million, which was JPY 196 million or 3.6% lower than the forecasted operating profit.

The income available for distribution was JPY 3,897 million, 1% higher than the forecast, due to the non-recurring cash flows which occurred only in the first fiscal year. The distribution per Unit in Singapore Dollar is 3.91 cent, 9.6% lower than the forecast, due to the weakening of Japanese Yen against Singapore Dollar.

**10 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**

All of the Initial Portfolio Golf Courses are located in Japan and the performance of the Japanese golf market is in turn affected by the Japanese economy. The general market outlook of Japan has been recovering due to Abenomics. As weaker economic performance had been recorded in the second and third quarters of 2014, the Japanese government had approved an emergency economic stimulus package of JPY 3.5 trillion to further boost Japan's household spending and GDP growth. With the effect of consumption tax hike gradually wearing off, consumer spending in Japan is showing signs of recovery.

The demand for golf in the rural area is relatively weak due to weaker economic conditions, resulting in higher competitions among golf courses as play fee declines. On the other hand, the demand for golf in urban areas have been strong for both weekend and weekday. It is expected that Japanese baby boomers, those who are presently in their sixties and approaching retirement will have more time in retirement to play golf. This target segment has also contributed to the overall strong demand for golf in Japan.

In 2014, the weather condition in Japan was unfavourable with higher occurrences of the typhoons, heavy rain and snow. However, the number of visitors remained at the same level as compared to 2013.

Despite the weakening of the Japanese Yen, there has not been significant increase in import prices of raw materials such as gasoline and fertilisers which are essential in golf courses operation. Additionally, the pressure of wage increase as promised by the Japanese government has been higher in urban areas but has little effect in near mountainous areas where most of the Initial Portfolio Golf Courses are located in.

The weakening Japanese Yen has promoted inbound tourism in Japan. According to the Japan National Tourism Organization, the number of foreign visitors surged 29.4% year-on-year to an estimated 13.4 million in 2014, a record high for the second straight year for Japan. To boost tourism in Japan, the Japanese government has beefed up pro-tourism measures in its bid to attract 20 million visitors in 2020. This tourism boom in Japan is expected to drive the demand for golf in the mid-to-long term.



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**11 Distributions**

- |     |   |                |
|-----|---|----------------|
| (a) | <b>Current financial period</b><br>Any distribution declared for the current financial period?  | No             |
| (b) | <b>Corresponding period of the immediately preceding year</b><br>Any distributions declared for the corresponding period of the immediate preceding financial period? | Not applicable |
| (c) | <b>Date payable</b>   | Not applicable |
| (d) | <b>Book closure date</b>  | Not applicable |

**12 If no distribution has been declared (recommended), a statement to that effect**

Refer to paragraph 11 above. AGT makes distributions to Unitholders on a semi-annual basis for every six-month period ending 30 September and 31 March. The first distribution will be for the period from the Listing Date to 31 March 2015 and will be paid by the Trustee-Manager on or before 30 June 2015.

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**13 Interested person transactions (“IPT”)**

Name of interested person	Relationship with interested person	Transaction contents	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under shareholder's mandate pursuant to Rule 920)
			1 Aug 2014 to 31 Dec 2014 (JPY million)
Accordia Golf Trust Management Pte Ltd	Trustee-Manager	- Trustee-Manager fee	113
Accordia Golf Co., Ltd	Controlling shareholder of AGT & controlling shareholder of the Trustee-Manager	- Golf course management fee - Payment of staff secondment fee - Equipment lease fee - Subordinated loan interest expense - Sales commission paid for new membership sign up	2,606 794 436 6 1
Accordia Golf Retail Co., Ltd	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Revenue from management of Pro-shop	29
Golf Alliance Co., Ltd	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Purchases of food and supplies through centralised procurement system - Integrated purchasing system usage fee paid	2,166 7
Daiwa Real Estate Asset Management Co., Ltd	Controlling shareholder of the Trustee-Manager	- Asset management fee	442

**14 If the Group has obtained a general mandate from unit holders for IPT, the aggregate value of such transactions are required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect**

AGT has not obtained a general mandate from Unitholders for IPTs other than for the exempted agreements as disclosed in the Prospectus.

## ACCORDIA GOLF TRUST

### Announcement of Results for the period from 1 August 2014 to 31 December 2014

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#### 15 Negative confirmation pursuant to Rule 705(5)

Pursuant to Listing Rule 705(5) of the Listing Manual of the SGX-ST, the Board of Directors of Accordia Golf Trust Management Pte. Ltd., being the Trustee-Manager of Accordia Golf Trust confirms that, to the best of their knowledge, nothing has come to their attention which may render these financial results for the period from the Listing Date to 31 December 2014 to be false or misleading in any material aspect.

By Order of the Board  
Lynn Wan Tiew Leng  
Company Secretary  
Accordia Golf Trust Management Pte. Ltd.  
(Company Registration No. 201407957D)  
As Trustee-Manager of Accordia Golf Trust  
12 February 2015

This 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, 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 current view of management on future events.

This release may include market and industry data and forecasts that have been obtained from internal surveys, reports and studies, where appropriate, as well as market research, publicly available information and industry publications. Industry publications, surveys and forecasts generally state that the information they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such information. While the Trustee-Manager has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, the Trustee-Manager has not independently verified any of the data from third party sources or ascertained the underlying economic assumptions relied upon therein.

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