

**ACCORDIA GOLF TRUST**  
**Announcement of Results for the 1<sup>st</sup> quarter ended 30 June 2016**

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

AGT 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, 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 86.0% of the Initial Portfolio Golf Courses (based on their appraised values as at 31 December 2015) located in the three largest metropolitan areas in Japan.

The Initial Portfolio is valued at approximately Japanese Yen (“**JPY**”) 150,984 million (based on their appraised values as at 31 December 2015) 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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**Distribution Policy**

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 next distribution will be for the period from 1 April 2016 to 30 September 2016.

AGT and AGT Group are presenting their financial results for the 1<sup>st</sup> quarter ended 30 June 2016.

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 AGT as at 30 June 2016, the Consolidated Statement of Profit or Loss and Other Comprehensive Income, Consolidated Distribution Statement, Consolidated Statement of Cash Flows of AGT Group and the Statements of Changes in Equity of AGT Group and AGT for the 1<sup>st</sup> quarter ended 30 June 2016.

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**FINANCIAL REVIEW OF AGT FOR 1<sup>st</sup> QUARTER FY16/17**

**1(a)(i) Consolidated statement of profit or loss and other comprehensive income for 1<sup>st</sup> quarter FY16/17**

	Note	1 Apr 2016 to 30 Jun 2016 (JPY million)	1 Apr 2015 to 30 Jun 2015 (JPY million)	Change %
<b>Operating income</b>		<b>14,417</b>	<b>14,758</b>	<b>(2.3%)</b>
<b>Revenue</b>		<b>14,321</b>	<b>14,692</b>	<b>(2.5%)</b>
Golf course revenue		9,740	9,922	(1.8%)
Restaurant revenue		3,417	3,530	(3.2%)
Membership revenue		1,164	1,240	(6.1%)
<b>Other operating income</b>	(a)	<b>96</b>	<b>66</b>	<b>45.5%</b>
<b>Operating Expenses</b>		<b>(11,442)</b>	<b>(11,523)</b>	<b>(0.7%)</b>
Merchandise and material expenses		(978)	(1,008)	(3.0%)
Labour and outsourcing expenses		(4,354)	(4,336)	0.4%
Golf course management fee		(1,576)	(1,609)	(2.1%)
Golf course maintenance and repair cost		(836)	(890)	(6.1%)
Depreciation and amortisation expenses		(799)	(843)	(5.2%)
Utility expenses	(b)	(504)	(603)	(16.4%)
Operating lease expenses		(507)	(519)	(2.3%)
Selling, general and administrative expenses	(c)	(1,082)	(899)	20.4%
Trustee-Manager's fee		(61)	(67)	(9.0%)
Asset Manager's fee		(25)	(25)	(0.0%)
Other operating expenses		(720)	(724)	(0.6%)
<b>Operating profit</b>		<b>2,975</b>	<b>3,235</b>	<b>(8.0%)</b>
Interest and other finance costs		(413)	(422)	(2.1%)
<b>Profit before tax</b>		<b>2,562</b>	<b>2,813</b>	<b>(8.9%)</b>
Income tax expense		(288)	(393)	(26.7%)
<b>Profit for the period</b>		<b>2,274</b>	<b>2,420</b>	<b>(6.0%)</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	(d)	(4)	(16)	(75.0%)
<b>Total comprehensive income for the period</b>		<b>2,270</b>	<b>2,404</b>	<b>(5.6%)</b>
<b>Profit for the period attributable to</b>				
Unitholders of AGT		2,221	2,400	(7.5%)
Non-controlling interest		53	20	165.0%
<b>Profit for the period</b>		<b>2,274</b>	<b>2,420</b>	<b>(6.0%)</b>
<b>Total comprehensive income attributable to</b>				
Unitholders of AGT		2,217	2,384	(7.0%)
Non-controlling interest		53	20	165.0%
<b>Total comprehensive income for the period</b>		<b>2,270</b>	<b>2,404</b>	<b>(5.6%)</b>

**Notes:**

- (a) Increase in other operating income for this quarter is mainly due to the insurance income.
- (b) Decrease in utility expenses is mainly due to the decline in crude oil price, resulting in lower cost of electricity.
- (c) Increase in selling, general and administrative expenses is mainly due to foreign exchange loss on the revaluation of foreign denominated cash held by the trust and an increase in online booking fees.
- (d) 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.

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**Consolidated distribution statement**

	Note	1 Apr 2016 to 30 Jun 2016 (JPY million)	1 Apr 2015 to 30 Jun 2015 (JPY million)
<u>Reconciliation of profit for the period to income available for distribution</u>			
<b>Profit for the period</b>		<b>2,274</b>	<b>2,420</b>
Depreciation and amortisation expenses		799	843
Interest and other finance costs		413	422
Interest income		(2)	-
Income tax expense		288	393
<b>EBITDA</b>		<b>3,772</b>	<b>4,078</b>
<u>Adjustment for:</u>			
Changes in working capital	(a)	(522)	10
Interest and other finance cost paid		(5)	(12)
Income tax paid		(928)	(813)
Others		22	3
<b>Net cash flows from operating activities</b>		<b>2,339</b>	<b>3,266</b>
<b>Net cash flows used in investing activities</b>		<b>(90)</b>	<b>(268)</b>
<b>Net cash flows from / (used in) financing activities excluding distributions</b>		<b>190</b>	<b>(160)</b>
Effect of exchange rate changes on balance of cash		(23)	10
<b>Net increase in cash and cash equivalents excluding distributions</b>		<b>2,416</b>	<b>2,848</b>
Reserved items		(b) (890)	(c) (1,088)
<b>Total distributable income available</b>		<b>1,526</b>	<b>1,760</b>

**Notes:**

- (a) Increase in working capital is mainly due to a decrease in deferred annual membership revenue of JPY 973 million which is partly offset by an increase in trade and other payables.
- (b) Net amounts of Reserved items in the current quarter mainly comprise CAPEX of JPY 594 million, borrowings repayment of JPY 113 million, interest payment of JPY 218 million and membership deposits repayment of JPY 190 million, bonus payment of JPY 584 million, partly offset by settlement of withholding tax of JPY 575 million.
- (c) Net amounts of Reserved items for the first quarter of previous year mainly comprise CAPEX of JPY 159 million, borrowings repayment of JPY 113 million, interest payment of JPY 222 million and membership deposits repayment of JPY 234 million, bonus payment of JPY 507 million, partly offset by settlement of withholding tax of JPY 472 million.

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**1(b)(i) Statements of financial position**

	Note	AGT Group 30 Jun 2016 (JPY million)	AGT Group 31 Mar 2016 (JPY million)	AGT 30 Jun 2016 (JPY million)	AGT 31 Mar 2016 (JPY million)
<b>Assets</b>					
<b>Current assets</b>					
Cash and bank balances		9,420	11,238	259	574
Trade and other receivables		2,074	2,391	-	4,545
Inventories		290	245	-	-
Derivative financial instruments		-	16	-	16
Other assets		1,554	1,202	-	2
	(b)	13,338	15,092	259	5,137
<b>Non-current assets</b>					
Investment in subsidiary		-	-	76,200	76,200
Property, plant and equipment		148,939	148,670	-	-
Intangible assets		17,134	17,136	-	-
Other assets		687	722	-	-
		166,760	166,528	76,200	76,200
<b>Total Assets</b>		<b>180,098</b>	<b>181,620</b>	<b>76,459</b>	<b>81,337</b>
<b>Liabilities</b>					
<b>Current liabilities</b>					
Borrowings from financial institutions		437	443	-	-
Finance lease payables		692	592	-	-
Trade and other payables		5,629	5,099	138	167
Membership deposits		10,410	10,142	-	-
Income tax payable		344	928	-	928
Other liabilities		4,238	4,630	-	-
	(b)	21,750	21,834	138	1,095
<b>Non-current liabilities</b>					
Borrowings from financial institutions		42,663	42,500	-	-
Financial lease payables		2,435	1,946	-	-
Borrowing from a related party		500	500	-	-
Membership deposits		3,057	3,570	-	-
Deferred tax liabilities		28,654	28,711	-	-
Derivative financial instruments		402	398	-	-
Other liabilities		47	44	-	-
		77,758	77,669	-	-
<b>Total liabilities</b>		<b>99,508</b>	<b>99,503</b>	<b>138</b>	<b>1,095</b>
<b>Net assets</b>		<b>80,590</b>	<b>82,117</b>	<b>76,321</b>	<b>80,242</b>
<b>Equity</b>					
Unitholders' funds		81,086	81,086	81,486	81,486
Cash flow hedging reserve	(a)	(402)	(398)	-	-
Accumulated (losses) profits		(350)	1,226	(5,165)	(1,244)
<b>Equity attributable to Unitholders</b>		<b>80,334</b>	<b>81,914</b>	<b>76,321</b>	<b>80,242</b>
Non-controlling interest		256	203	-	-
<b>Total equity</b>		<b>80,590</b>	<b>82,117</b>	<b>76,321</b>	<b>80,242</b>

**Notes:**

- (a) Cash flow hedging reserve arises from fair value change upon re-measurement of interest rate swap.  
(b) As at 30 June 2016, AGT Group's current liabilities exceed current assets by JPY 8,412 million (31 March 2016: JPY 6,742 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.

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**1 (b)(ii) Gross Borrowings as at 30 June 2016**

		AGT Group 30 Jun 2016 (JPY million)	AGT Group 31 Mar 2016 (JPY million)
<b>Amount payable within one year</b>			
Syndicate loan	*1	450	450
Less: Upfront costs capitalised		(13)	(7)
		437	443
<b>Amount payable after one year</b>			
Syndicate loan	*1	43,875	43,875
Less: Upfront costs capitalised		(1,212)	(1,375)
		42,663	42,500
Subordinated loan	*2	500	500
Less: Upfront costs capitalised		-	-
		500	500
		43,163	43,000
Total loans and borrowings		43,600	43,443

**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, cash and cash equivalents (a), land, golf courses, buildings and structures held by AGT Group) and the bank borrowings consist of debt facilities denominated in JPY and are as follows: -

	Principal Amount (JPY million)	Type	Term
<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 175 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)

**Note:**

- (a) Pledged cash balances are not restricted for operational use and are classified as cash and cash equivalents within the statement of financial position. Based on the terms of the syndicate loan, a certain amount of cash is reserved for the AGT Group's operational use and restricted from being distributed as TK distribution.

\*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 fixed at 3.0% per annum and the due date of the loan is the day on which SPC's business is discontinued.

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**1 (c) Consolidated statement of cash flows**

	Note	1 Apr 2016 to 30 Jun 2016 (JPY million)	1 Apr 2015 to 30 Jun 2015 (JPY million)
<b>Operating activities</b>			
<b>Profit for the period</b>		2,274	2,420
<b>Adjustment for:</b>			
Depreciation and amortisation expenses		799	843
Interest and other finance costs		413	422
Interest income		(2)	-
Income tax expense		288	393
Loss on disposal of property, plant and equipment		-	4
Reversal of allowance for doubtful debts		(1)	-
Gain on forfeiture of membership deposit		(1)	(1)
Net foreign exchange loss		24	-
<b>Operating cash flow before movements in working capital:</b>		<b>3,794</b>	<b>4,081</b>
<b>Changes in working capital</b>			
Trade receivables and others		39	684
Trade payables and others		(516)	(636)
Inventory		(45)	(38)
<b>Cash generated from operations</b>		<b>3,272</b>	<b>4,091</b>
Interest and other finance costs paid		(5)	(12)
Income tax paid		(928)	(813)
<b>Net cash flows from operating activities</b>		<b>2,339</b>	<b>3,266</b>
<b>Investing activities</b>			
Acquisition of property, plant and equipment		(90)	(269)
Proceeds from disposal of property, plant and equipment		-	1
<b>Net cash flows used in investing activities</b>		<b>(90)</b>	<b>(268)</b>
<b>Financing activities</b>			
Distribution to unitholders		(3,797)	(5,672)
Repayment of membership deposits		(109)	(26)
Repayment of finance lease obligations		(115)	(134)
Decrease in pledged deposit		414	-
<b>Net cash flow used in financing activities</b>		<b>(3,607)</b>	<b>(5,832)</b>
<b>Net decrease in cash and cash equivalent</b>		<b>(1,358)</b>	<b>(2,834)</b>
Cash and cash equivalents at the beginning of financial period	(a)	<b>10,751</b>	<b>12,268</b>
Effects of exchange rate changes on the balance of cash held in foreign currency		(23)	10
<b>Cash and cash equivalents at the end of the financial period</b>	(a)	<b>9,370</b>	<b>9,444</b>

**Notes:**

(a) Cash and cash equivalent as at 30 June 2016 does not include the fixed deposit of JPY 50 million (30 June 2015: JPY 49 million) with maturity date of more than 3 months.

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**1(d)(i) Statements of changes in equity**

	AGT Group 1 Apr 2016 to 30 Jun 2016 (JPY million)	AGT Group 1 Apr 2015 to 30 Jun 2015 (JPY million)	AGT 1 Apr 2016 to 30 Jun 2016 (JPY million)	AGT 1 Apr 2015 to 30 Jun 2015 (JPY million)
Unitholders' funds -net of issue costs				
Balance at the beginning of the period	81,086	81,086	81,486	81,486
Issue new units during the period	-	-	-	-
Balance at the end of the period	81,086	81,086	81,486	81,486
Retained earnings				
Balance at the beginning of the period	1,226	2,590	(1,244)	668
Profit / (Loss) for the period	2,221	2,400	(124)	(80)
Distribution to unitholders	(3,797)	(5,672)	(3,797)	(5,672)
Balance at the end of the period	(350)	(682)	(5,165)	(5,084)
Cash flow hedging reserve				
Balance at the beginning of the period	(398)	(283)	-	-
Movement during the period	(4)	(16)	-	-
Balance at the end of the period	(402)	(299)	-	-
Net assets attributable to Unitholders of AGT	80,334	80,105	76,321	76,402
Non-controlling interest				
Balance at the beginning of the period	203	58	-	-
Profit for the period	53	20	-	-
Balance at the end of the period	256	78	-	-
Total equity	80,590	80,183	76,321	76,402

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

	AGT 1 Apr 2016 to 30 Jun 2016	AGT 1 Apr 2015 to 31 Mar 2016
At the beginning of the period	1,099,122,000	1,099,122,000
Movement	-	-
<b>Balance at end of the period</b>	<b>1,099,122,000</b>	<b>1,099,122,000</b>

**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.

**ACCORDIA GOLF TRUST****Announcement of Results for the 1<sup>st</sup> quarter ended 30 June 2016****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 ended 30 June 2016 compared with those of the audited financial statements for the financial period ended 31 March 2016.

**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.

**6 Group earnings per unit ("EPU") and income available for distribution per unit ("DPU") for the quarter from 1 April 2016 to 30 June 2016.****Group earnings per unit**

	Note	1 Apr 2016 to 30 Jun 2016	1 Apr 2015 to 30 Jun 2015
Weighted average number of unit		1,099,122,000	1,099,122,000
Earnings for the period attributable to Unitholders of AGT (JPY million)		2,221	2,400
EPU for the period based on the weighted average number of unit in issue (JPY)		2.02	2.18
EPU for the period based on the weighted average number of unit in issue (Singapore Cents)	(a)	2.54	2.41

**Notes:**

- (a) AGT had computed EPU using a JPY/SGD average exchange rate from 1 April 2016 to 30 June 2016: 79.47 (1 April 2015 to 30 June 2015: 90.28)

**Group distribution per unit**

	Note	1 Apr 2016 to 30 Jun 2016	1 Apr 2015 to 30 Jun 2015
Number of unit issued and to be issued at the end of period entitled to distribution		1,099,122,000	1,099,122,000
Income available for distribution for the period (JPY million)		1,526	1,760
DPU for the period based on the number of units entitled to distribution (JPY)		1.39	1.60
DPU for the period based on the number of units entitled to distribution (Singapore Cents)	(a)	1.82	1.76

**Notes:**

- (a) The computation of SGD denominated DPU from 1 April 2016 to 30 June 2016 is for illustrative purpose only and the computation is based on JPY/SGD exchange rate of 76.29 as at 30 June 2016 (1 April 2015 to 30 June 2015: 90.86)

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**7 Group net asset value (“NAV”) per unit based on existing units in issue as at 30 June 2016**

	Note	As at 30 Jun 2016	As at 31 Mar 2016
Number of unit issued and to be issued at end of period entitled to distribution		1,099,122,000	1,099,122,000
Net asset value attributable to Unitholders of AGT (JPY million)		80,334	81,914
Net asset value attributable to Unitholders per unit (JPY)		73.09	74.53
Net asset value attributable to Unitholders per unit (SGD)	(a)	0.96	0.89

**Notes:**

(a) AGT had computed the NAV using a JPY/SGD exchange rate of 76.29 as at 30 June 2016 (31 March 2016: 83.37).

**8 Review of performance for the 1<sup>st</sup> quarter ended 30 June 2016**

**1Q FY16/17 vs 1Q FY15/16**

	1 Apr 2016 to 30 Jun 2016 (JPY million)	1 Apr 2015 to 30 Jun 2015 (JPY million)	Change %
Operating income	14,417	14,758	(2.3%)
Operating expenses	(11,442)	(11,523)	(0.7%)
Operating profit	2,975	3,235	(8.0%)
Profit attributable to unitholders of AGT	2,221	2,400	(7.5%)
Total distributable income available	1,526	1,760	(13.3%)

Operating income for 1Q FY16/17 was JPY 14,417 million, 2.3% lower than 1Q FY15/16. This is mainly due to the heavy rain during the quarter especially in June. The earthquake in the Kyushu area in April did not cause significant damage to the golf courses but together with the heavy rain in the area, revenues in golf courses are affected in Kyushu area. Even though the number of visitors to AGT's golf courses was 3.2% lower than 1Q FY15/16, the overall demand for golf has been steady.

Operating expenses for 1Q FY16/17 was JPY 11,442 million. The slight decrease is in line with the decrease in the operating income as well as decreased utility expenses due to declining energy costs. The increased expenses include the foreign exchange loss and online booking fees paid to third party in selling, general and administrative expenses.

Operating profit for 1Q FY16/17 was JPY 2,975 million, which was 8.0% lower than 1Q FY15/16. Profit attributable to Unitholders was JPY 2,221 million, 7.5% lower than 1Q FY15/16.

Total distributable income available during the period was JPY 1,526 million, which was 13.3% lower than 1Q FY15/16. The decrease of distributable cash flow is in line with the decrease of the operating profit. DPU in SGD, however, increased by 3.4% due to the appreciation of the JPY.

**9 Variance between the forecast and actual results**

No forecast has been disclosed.

**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 AGT's golf courses are located in Japan and the operating performance is affected by Japanese economy. The Japanese economy, stimulated by the fiscal and monetary policy (Abenomics) has been gradually improving and the demand for golf in Japan has also shown recovery after the earthquake in Japan in 2011. Recently, there have been growing concerns about uncertainty in the economy as well as the global environment. However, the demand for golf has maintained a steady trend underpinned by sound demand by senior players, showing resilience to economic conditions.

Japanese baby boomers who have been retiring have money and more time to play golf are also contributing to the increase in senior plays. The higher healthy life expectancy of seniors has also led to increasing demand as they can play golf at a higher age. Golf is expected to remain a popular and healthy leisure activity in Japan.

The increasing senior plays, as well as lower play costs, have led to increasing number of plays per golfer in Japan. This will contribute to the stable demand for golf despite the downtrend in Japan's population size.

On the other hand, progressing urbanisation in Japan has made the golf market into a 2 tier-market. While golf courses in rural areas have experienced difficulties in operation due to decreasing demands, golf courses near urban areas have shown strong performance. About 70% of AGT's 89 courses are located in the 3 largest metropolitan areas.

As for the mid to long term demand, Japan's golf industry has been making efforts to expand its players base, from focusing currently on male and senior players to a more diverse base. Inclusion of golf as an Olympic sport in 2016 Rio de Janeiro as well as 2020 Tokyo is expected to increase popularity of golf in Japan, including the younger generation. Booming inbound tourism to Japan would also have a positive impact on golf demand in mid to long term.

**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 immediately preceding financial year? | No             |
| (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.

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

Name of interested person	Relationship with interested person	Transaction contents	Aggregate value of all IPT 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 April 2016 to 30 June 2016 (JPY million)
Accordia Golf Trust Management Pte Ltd	Trustee-Manager	- Trustee-Manager fee	61
Accordia Golf Co., Ltd.	Controlling shareholder of AGT & controlling shareholder of the Trustee-Manager	<ul style="list-style-type: none"> <li>- Golf course management fee</li> <li>- Payment of staff secondment fee</li> <li>- Equipment lease fee</li> <li>- Subordinated loan interest expense</li> <li>- Sales commission received for new membership sign up</li> <li>- Customer loyalty point awarded, net of redeemed</li> <li>- Shareholders' coupon</li> <li>- Collection of annual membership on behalf</li> <li>- Sales for business use</li> <li>- Repayment of finance lease obligations</li> <li>- Interest expense on finance lease</li> </ul>	<ul style="list-style-type: none"> <li>1,576</li> <li>424</li> <li>38</li> <li>4</li> <li>4</li> <li>1</li> <li>135</li> <li>17</li> <li>4</li> <li>115</li> <li>13</li> </ul>
Accordia Retail Co., Ltd.	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	<ul style="list-style-type: none"> <li>- Pro-shop revenue</li> <li>- Revenue from Proshop management</li> <li>- Collection of Pro-shop business revenue on behalf</li> </ul>	<ul style="list-style-type: none"> <li>19</li> <li>41</li> <li>644</li> </ul>

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Heartree Co., Ltd.	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Incentive received for centralised purchases	10
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	1,736  4
Accordia Golf Garden Co., Ltd.	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Lesson revenue for providing golf lesson	5
Daiwa Real Estate Asset Management Co. Ltd.	Controlling shareholder of the Trustee-Manager	- Asset management fee	25

## ACCORDIA GOLF TRUST

### Announcement of Results for the 1<sup>st</sup> quarter ended 30 June 2016

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**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.

**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 1<sup>st</sup> quarter ended 30 June 2016 to be false or misleading in any material aspect.

**16 Confirmation that the issuer has procured undertakings from all its directors and executive officers under Rule 720(1)**

Accordia Golf Trust Management Pte. Ltd. (as Trustee-Manager of AGT) confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

By Order of the Board of

**Accordia Golf Trust Management Pte. Ltd.**

As Trustee-Manager of  
**Accordia Golf Trust**

Lynn Wan Tiew Leng  
Company Secretary  
12 August 2016

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.