

ACCORDIA GOLF TRUST Announcement of Results for the 4th quarter and full year ended 31 March 2017



(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**”). 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.

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 (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 85.9% of the Initial Portfolio Golf Courses (based on their appraised values as at 31 December 2016) located in the three largest metropolitan areas in Japan. On the Listing Date, AGT acquired the Initial Portfolio from the Sponsor.

The Initial Portfolio is valued at approximately Japanese Yen (“**JPY**”) 150,894 million (based on their appraised values as at 31 December 2016) 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 AGT as at 31 March 2017, 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 AGT for the year ended 31 March 2017.

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 and AGT Group are presenting their financial results for the 4th quarter and full year ended 31 March 2017.

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FINANCIAL REVIEW OF AGT FOR 4th QUARTER AND FULL YEAR ENDED 31 MARCH 2017

**1(a)(i) Consolidated statement of profit or loss and other comprehensive income for 4th quarter
and full year ended 31 March 2017**

Note	1 Jan 2017 to 31 Mar 2017 (JPY million)	1 Jan 2016 to 31 Mar 2016 (JPY million)	Change %	1 Apr 2016 to 31 Mar 2017 (JPY million)	1 Apr 2015 to 31 Mar 2016 (JPY million) (a)	Change %
	9,911	10,446	(5.1%)	51,919	53,175	(2.4%)
	9,814	10,033	(2.2%)	51,533	52,537	(1.9%)
	6,265	6,392	(2.0%)	34,373	34,812	(1.3%)
	2,508	2,519	(0.4%)	12,725	12,914	(1.5%)
	1,041	1,122	(7.2%)	4,435	4,811	(7.8%)
(a)	97	413	(76.5%)	386	638	(39.5%)
	(12,232)	(11,068)	10.5%	(45,347)	(44,347)	2.3%
	(732)	(732)	0.0%	(3,704)	(3,745)	(1.1%)
	(3,786)	(3,820)	(0.9%)	(16,373)	(16,325)	0.3%
	(1,285)	(1,316)	(2.4%)	(5,915)	(6,048)	(2.2%)
	(305)	(306)	(0.3%)	(2,497)	(2,570)	(2.8%)
	(834)	(874)	(4.6%)	(3,259)	(3,415)	(4.6%)
	(536)	(531)	0.9%	(2,118)	(2,315)	(8.5%)
	(506)	(513)	(1.4%)	(2,022)	(2,054)	(1.6%)
	(2,221)	(2,271)	(2.2%)	(5,219)	(4,914)	6.2%
	(62)	(66)	(6.1%)	(253)	(264)	(4.2%)
	(24)	(25)	(4.0%)	(100)	(99)	1.0%
(b)	(1,941)	(614)	216.1%	(3,887)	(2,598)	49.6%
	(2,321)	(622)	273.2%	6,572	8,828	(25.6%)
	(412)	(417)	(1.2%)	(1,658)	(1,687)	(1.7%)
	(2,733)	(1,039)	163.0%	4,914	7,141	(31.2%)
(c)	(60)	295	(120.3%)	(801)	(479)	67.2%
	(2,793)	(744)	275.4%	4,113	6,662	(38.3%)
	71	(97)	(173.2%)	197	(115)	(271.3%)
(d)	(2,722)	(841)	223.7%	4,310	6,547	(34.2%)
	(2,838)	(777)	265.3%	4,000	6,517	(38.6%)
	45	33	36.4%	113	145	(22.1%)
	(2,793)	(744)	275.4%	4,113	6,662	(38.3%)
	(2,767)	(874)	216.6%	4,197	6,402	(34.4%)
	45	33	36.4%	113	145	(22.1%)
	(2,722)	(841)	223.7%	4,310	6,547	(34.2%)

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Notes:

- (a) Decrease of other operating income for this quarter is mainly due to GST refund from the payment of underwriting fee which AGT had paid during listing which was only one off for last year.
- (b) Increase of other operating expenses is mainly due to impairment loss of JPY 1,499 million recorded in Q4 FY16/17 while impairment loss recorded in Q4 FY15/16 was JPY 184 million.
- (c) Increase in income tax expense is mainly due to reversal of deferred tax liabilities in Q4 FY15/16 caused by decrease of income tax rate in Japan.
- (d) Net loss on fair value changes of derivative financial instruments arose from re-measurement of interest rate swaps entered during the financial period to hedge interest rate risk on borrowings.

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Consolidated distribution statement

Note	1 Jan 2017 to 31 Mar 2017 (JPY million)	1 Jan 2016 to 31 Mar 2016 (JPY million)	1 Apr 2016 to 31 Mar 2017 (JPY million)	1 Apr 2015 to 31 Mar 2016 (JPY million)
<u>Reconciliation of profit for the period to income available for distribution</u>				
(Loss) / Profit for the period	(2,793)	(744)	4,113	6,662
Depreciation and amortisation expenses	834	874	3,259	3,415
Impairment loss	1,499	184	1,499	184
Interest and other finance costs	412	417	1,656	1,687
Income tax expense (benefit)	60	(295)	801	479
EBITDA	12	436	11,328	12,427
<u>Adjustment for:</u>				
Changes in working capital	3,448	3,762	(463)	102
Interest and other finance cost paid	(443)	(457)	(951)	(989)
Income tax benefit / (paid)	-	47	(1,457)	(1,241)
Others	84	110	133	38
Net cash flows from operating activities	3,101	3,898	8,590	10,337
Net cash flows used in investing activities	(265)	(357)	(1,659)	(1,567)
Net cash flows used in financing activities excluding distributions	(805)	(729)	(1,647)	(1,941)
Effect of exchange rate changes on balance of cash	2	(17)	(1)	(27)
Net increase in cash and cash equivalents excluding distributions	2,033	2,795	5,283	6,802
Reserved items	(a) (736)	(1,245)	(b) (105)	(761)
Total distributable income available	1,297	1,550	5,178	6,041
Income retained available for distribution	-	246	-	-
Distribution to unitholders	1,297	1,796	5,178	6,041

Notes:

- (a) Movement in reserved items mainly comprised reversal of cash reserved in the previous quarter for golf course operations of JPY 144 million, CAPEX of JPY 212 million, repayment of borrowings of JPY 113 million and repayment of interest of JPY 218 million respectively. That was partially offset by increase in cash reserve for trust operations of JPY 334 million, property tax of JPY 233 million, withholding tax of JPY 534 million and bonus payment of JPY 318 million and others of JPY 4 million.
- (b) Movement in reserved items mainly comprised reversal of cash reserved in the previous year for CAPEX of JPY 456 million. That was partially offset by decrease in cash reserve for golf course operations of JPY 147 million, trust operations of JPY 52 million, bonus payment of JPY 318 million and others of JPY 44 million.

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1(b)(i) Statements of financial position

	Note	AGT Group 31 Mar 2017 (JPY million)	AGT Group 31 Mar 2016 (JPY million)	AGT 31 Mar 2017 (JPY million)	AGT 31 Mar 2016 (JPY million)
Assets					
Current assets					
Cash and bank balances		10,252	11,238	58	574
Trade and other receivables		2,407	2,391	4,482	4,545
Inventory		256	245	-	-
Other current assets		1,206	1,218	1	18
	(a)	<u>14,121</u>	<u>15,092</u>	<u>4,541</u>	<u>5,137</u>
Non-current assets					
Property, plant and equipment		146,536	148,670	-	-
Intangible assets		17,131	17,136	-	-
Investment in subsidiaries		-	-	75,447	76,200
Other non-current assets		584	722	-	-
		<u>164,251</u>	<u>166,528</u>	<u>75,447</u>	<u>76,200</u>
Total Assets		<u>178,372</u>	<u>181,620</u>	<u>79,988</u>	<u>81,337</u>
Liabilities					
Current liabilities					
Borrowings from financial institutions	(b)	14,830	443	-	-
Finance lease payables		659	592	-	-
Trade and other payables		5,621	5,099	166	167
Membership deposits	(c)	11,215	10,142	-	-
Income tax payables		915	928	915	928
Other current liabilities		4,350	4,630	-	-
	(a)(b)	<u>37,590</u>	<u>21,834</u>	<u>1,081</u>	<u>1,095</u>
Non-current liabilities					
Borrowings from financial institutions	(b)	28,299	42,500	-	-
Financial lease payables		2,219	1,946	-	-
Borrowing from a related party		500	500	-	-
Membership deposits	(c)	821	3,570	-	-
Deferred tax liabilities		28,068	28,711	-	-
Derivative financial instruments		201	398	-	-
Other non-current liabilities		78	44	-	-
		<u>60,186</u>	<u>77,669</u>	<u>-</u>	<u>-</u>
Total liabilities		<u>97,776</u>	<u>99,503</u>	<u>1,081</u>	<u>1,095</u>
Net assets		<u>80,596</u>	<u>82,117</u>	<u>78,907</u>	<u>80,242</u>
Equity					
Unitholder's fund		81,086	81,086	81,486	81,486
Cash flow hedging reserve	(d)	(201)	(398)	-	-
Accumulated profit (loss)		(605)	1,226	(2,579)	(1,244)
Net assets attributable to Unitholders of AGT		<u>80,280</u>	<u>81,914</u>	<u>78,907</u>	<u>80,242</u>
Non-controlling interest		316	203	-	-
Total equity		<u>80,596</u>	<u>82,117</u>	<u>78,907</u>	<u>80,242</u>

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Notes:

- (a) As at 31 March 2017, AGT Group's current liabilities exceed current assets by JPY 23,470 million (31 March 2016: JPY 6,742 million). Part of the reason was due to reclassification of non-current borrowings from financial institutions to current liability. Liquidity risk was 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.
- (b) Term loan A with its maturity in August 2017 was classified from non-current liability to current liability. The management is seeking refinancing with Japanese banks.
- (c) The decrease of non-current membership deposits was mainly due to reclassification from non-current membership deposits to current membership deposits upon maturity of membership redemption.
- (d) Cash flow hedging reserve arises from fair value change upon re-measurement of interest rate swap.

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1 (b)(ii) Gross Borrowings as at 31 March 2017

		AGT Group 31 Mar 2017 (JPY million)	AGT Group 31 Mar 2016 (JPY million)
Amount payable within one year			
Syndicate loan	*1	14,925	450
Less: Upfront costs capitalised		(95)	(7)
		14,830	443
Amount payable after one year			
Syndicate loan	*1	28,950	43,875
Less: Upfront costs capitalised		(651)	(1,375)
		28,299	42,500
Subordinated loan	*2	500	500
Less: Upfront costs capitalised		-	-
		500	500
		28,799	43,000
Total loans and borrowings		43,629	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) Syndicated 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
Term Loan A	15,000	Term loan	Three years
Term Loan B	15,000	Term loan	Four years
Term Loan C	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: -

Notional amount	Term Loan A: JPY 10,000 million Term Loan B: JPY 15,000 million Term Loan C: JPY 10,000 million
Fixed rate	Term Loan A: 1.71% Term Loan B: 2.00% Term Loan C: 2.34%
Termination date	Term Loan A: 1 August 2017 (Duration: Three years) Term Loan B: 1 August 2018 (Duration: Four years) Term Loan C: 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 Jan 2017 to 31 Mar 2017 (JPY million)	1 Jan 2016 to 31 Mar 2016 (JPY million)	1 Apr 2016 to 31 Mar 2017 (JPY million)	1 Apr 2015 to 31 Mar 2016 (JPY million)
Operating activities					
(Loss) / Profit for the period		(2,793)	(744)	4,113	6,662
Adjustment for:					
Depreciation and amortisation expenses		834	874	3,259	3,415
Impairment loss		1,499	184	1,499	184
Interest and other finance costs		412	417	1,656	1,687
Income tax expense / (benefit)		60	(295)	801	479
Loss / (Gain) on disposal of property, plant and equipment		1	(1)	15	4
Allowance for doubtful debts		117	122	141	62
Gain on forfeiture of membership deposit		(11)	(11)	(23)	(29)
Net foreign exchange gain		(23)	-	-	-
Operating cash flow before movements in working capital:		96	546	11,461	12,464
Changes in working capital					
Trade receivables and others		(597)	(380)	(163)	179
Trade payables and others		4,030	4,127	(289)	(79)
Inventory		15	15	(11)	2
Cash generated from operations		3,544	4,308	10,998	12,566
Interest and other finance costs paid		(443)	(457)	(951)	(989)
Income tax received / (paid)		-	47	(1,457)	(1,241)
Net cash flows from operating activities		3,101	3,898	8,590	10,336
Investing activities					
Acquisition of property, plant and equipment		(264)	(349)	(1,660)	(1,546)
Proceeds from disposal of property, plant and equipment		-	-	2	4
Acquisition of intangible assets		(1)	(8)	(1)	(25)
Net cash flows used in investing activities		(265)	(357)	(1,659)	(1,567)
Financing activities					
Distribution to unitholders		-	-	(5,831)	(7,881)
Repayment of borrowings		(225)	(225)	(450)	(450)
Repayment of membership deposits		(424)	(384)	(1,003)	(932)
Repayment of finance lease obligations		(179)	(120)	(632)	(558)
Decrease / (Increase) in pledged deposit		23	(438)	438	(438)
Net cash flow used in financing activities		(805)	(1,167)	(7,478)	(10,259)
Net increase / (decrease) in cash and cash equivalent		2,031	2,374	(547)	(1,490)
Cash and cash equivalents at the beginning of financial period	(a)	8,170	8,394	10,751	12,268
Effects of exchange rate changes on the balance of cash held in foreign currency		2	(17)	(1)	(27)
Cash and cash equivalents at the end of the financial period	(a)(b)	10,203	10,751	10,203	10,751

Notes:

- (a) Cash and cash equivalent as at 31 March 2017 and 31 March 2016 does not include the fixed deposit of JPY 49 million with maturity date of more than 3 months.
- (b) Cash and cash equivalent as at 31 March 2016 does not include the fixed deposit of JPY 438 million which is pledged with a financial institution for foreign exchange contract entered by AGT.

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

	AGT Group 1 Jan 2017 to 31 Mar 2017 (JPY million)	AGT Group 1 Jan 2016 to 31 Mar 2016 (JPY million)	AGT Group 1 Apr 2016 to 31 Mar 2017 (JPY million)	AGT Group 1 Apr 2015 to 31 Mar 2016 (JPY million)
Unitholders' funds -net of issue costs				
Balance at the beginning and end of the period	81,086	81,086	81,086	81,086
Retained earnings				
Balance at the beginning of the period	2,233	2,003	1,226	2,590
(Loss) / Profit for the period	(2,838)	(777)	4,000	6,517
Distribution to unitholders	-	-	(5,831)	(7,881)
Balance at the end of the period	(605)	1,226	(605)	1,226
Cash flow hedging reserve				
Balance at the beginning of the period	(272)	(301)	(398)	(283)
Movement during the period	71	(97)	197	(115)
Balance at the end of the period	(201)	(398)	(201)	(398)
Net assets attributable to Unitholders of AGT	80,280	81,914	80,280	81,914
Non-controlling interest				
Balance at the beginning of the period	271	170	203	58
Profit for the period	45	33	113	145
Balance at the end of the period	316	203	316	203
Total equity	80,596	82,117	80,596	82,117

	AGT 1 Jan 2017 to 31 Mar 2017 (JPY million)	AGT 1 Jan 2016 to 31 Mar 2016 (JPY million)	AGT 1 Apr 2016 to 31 Mar 2017 (JPY million)	AGT 1 Apr 2015 to 31 Mar 2016 (JPY million)
Unitholders' funds -net of issue costs				
Balance at the beginning and end of the period	81,486	81,486	81,486	81,486
Retained earnings				
Balance at the beginning of the period	(5,318)	(5,029)	(1,244)	668
Profit for the period	2,739	3,785	4,496	5,969
Distribution to unitholders	-	-	(5,831)	(7,881)
Balance at the end of the period	(2,579)	(1,244)	(2,579)	(1,244)
Net assets attributable to Unitholders of AGT	78,907	80,242	78,907	80,242
Total equity	78,907	80,242	78,907	80,242

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

	Note	1 Jan 2017 to 31 Mar 2017	1 Jan 2016 to 31 Mar 2016	1 Apr 2016 to 31 Mar 2017	1 Apr 2015 to Mar 2016
Balance at beginning and end of the period		1,099,122,000	1,099,122,000	1,099,122,000	1,099,122,000

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 ended 31 March 2017 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.

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6 Group earnings per unit (“EPU”) and income available for distribution per unit (“DPU”) for the 4th quarter and full year ended 31 March 2017

Group earnings per unit

	Note	1 Jan 2017 to 31 Mar 2017	1 Jan 2016 to 31 Mar 2016	1 Apr 2016 to 31 Mar 2017	1 Apr 2015 to 31 Mar 2016
Weighted average number of unit earnings for the period attributable to Unitholders of AGT (JPY million)		1,099,122,000	1,099,122,000	1,099,122,000	1,099,122,000
EPU for the period based on the weighted average number of unit in issue (JPY)		(2,838)	(777)	4,000	6,517
EPU for the period based on the weighted average number of unit in issue (Singapore Cents)	(a)	(3.21)	(0.86)	4.65	6.84

Notes:

- (a) AGT had computed EPU using a JPY/SGD average exchange rate from 1 January 2017 to 31 March 2017: 80.27 (1 January 2016 to 31 March 2016: 82.19); 1 April 2016 to 31 March 2017: 78.22 (1 April 2015 to 31 March 2016: 86.67)

Group distribution per unit

	1 Jan 2017 to 31 Mar 2017	1 Jan 2016 to 31 Mar 2016	1 Apr 2016 to 31 Mar 2017	1 Apr 2015 to 31 Mar 2016
Number of unit issued and to be issued at the end of period entitled to distribution	1,099,122,000	1,099,122,000	1,099,122,000	1,099,122,000
Income available for distribution for the period (JPY million)	1,297	1,796	5,178	6,041
DPU for the period based on the number of units entitled to distribution (JPY)	1.18	1.63	4.71	5.50
DPU for the period based on the number of units entitled to distribution (Singapore Cents)	(a) 1.48	(a) 1.96	(b) 6.04	(b) 6.63

Notes:

- (a) The computation of SGD denominated DPU is for illustrative purpose only and computation is based on JPY/SGD exchange rate of 79.97 as at 31 March 2017 (31 March 2016: 83.37)
- (b) The computation of SGD denominated DPU is for illustrative purpose only. AGT had entered into forward currency contracts for distributions to the unitholders. The exchange rate takes into consideration the average forward currency contracts rate.

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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 March 2017

	Note	As at 31 Mar 2017	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)		80,280	81,914
Net asset value attributable to Unitholders per unit (JPY)		73.04	74.53
Net asset value attributable to Unitholders per unit (SGD)	(a)	0.91	0.89

Notes:

(a) AGT had computed the NAV using a JPY/SGD exchange rate of 79.97 as at 31 March 2017 (31 March 2016: 83.37).

8 Review of performance for the 4th quarter and full year ended 31 March 2017

4Q FY16/17 vs 4Q FY15/16

	1 Jan 2017 to 31 Mar 2017 (JPY million)	1 Jan 2016 to 31 Mar 2016 (JPY million)	Change %	1 Apr 2016 to 31 Mar 2017 (JPY million)	1 Apr 2015 to 31 Mar 2016 (JPY million)	Change %
Operating income	9,911	10,446	(5.1%)	51,919	53,175	(2.4%)
Operating expenses	(12,232)	(11,068)	10.5%	(45,347)	(44,347)	2.3%
Operating (loss) / profit (Loss) / Profit attributable to unitholders	(2,321)	(622)	273.2%	6,572	8,828	(25.6%)
Total distributable income available	1,297	1,550	(16.3%)	5,178	6,041	(14.3%)

Operating income for 4Q FY16/17 was JPY 9,911 million, 5.1% lower than 4Q FY15/16. This is mainly attributed to the February 2017 heavy snowfall in Nagoya and Osaka area and some golf courses are forced to close for operation. In addition, there was a one off other income refund amounting to JPY 265 million in January 2016. During the quarter, number of visitors to AGT’s golf courses decreased 0.2% from the previous year.

Operating expenses for 4Q FY16/17 was JPY 12,232 million, 10.5% higher than 4Q FY15/16. The increase is mainly due to the impairment loss occurred in current year amounting to JPY 1,499 million while impairment loss recorded in Q4 FY15/16 was JPY 184 million.

Operating loss for 4Q FY16/17 was JPY 2,321 million, which was 273.2% higher than 4Q FY15/16. Loss attributable to Unitholders had also increased from JPY 777 million to JPY 2,838 million translating to a 265.3% increase.

Total distributable income available during the period was JPY 1,297 million. The net distributable cash flow is positive despite the operating loss, due to membership fees that are recognized monthly but received and become distributable mostly in the fourth quarter.

FY16/17 vs FY15/16

Operating income for FY16/17 was JPY 51,919 million. The performance of the golf course was weaker than previous year mainly due to the earthquake in Kyushu area in April 2016, heavy rain in June 2016, torrential rain caused by typhoons in August and September 2016, warm weather

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during winter season in 3Q FY15/16, heavy snowfall in February 2017. There was also a one off other income refund amounting to JPY 265 million in January 2016. The revenues were slightly affected despite overall steady golf demand.

Operating expenses for FY16/17 was JPY 45,347 million. The increase was mainly due to impairment loss recorded in Q4 FY16/17 amounting to JPY 1,499 million while impairment loss recorded in Q4 FY15/16 was JPY 184 million.

Operating profit for FY16/17 was JPY 6,572 million, which was 25.6% lower than FY15/16. Profit attributable to Unitholders was JPY4,000 million, 38.6% lower than FY15/16.

Total distributable income available during FY16/17 was JPY 5,178 million. The computation of total distributable income available for FY16/17 is for illustrative purpose only. AGT makes distributions on a semi-annual basis and the next distribution is for the period from 1 October 2016 to 31 March 2017 and payable by the Trustee-Manager within 90 days from the end of the said period.

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

According to market report, the Bank of Japan (“BOJ”) March 2017 Tankan survey of corporate sentiment showed that the current trend in business sentiment for the manufacturing sector has improved. With stable export demand and inventory investment in the fiscal year 2017, the growth is expected to accelerate. In the fiscal year 2018, with the improvement of employment circumstance and investment for the improvement of efficiency, Japan’s economy is expected to grow on a good balance of inside and outside demand. The forecast of Japan’s real gross domestic product (GDP) for fiscal year 2017 is expected to be 1.5% and 2018 to be 1.1%., nominal GDP for the fiscal year 2017 to be 1.8% and 2018 to be 1.6%.¹

The Japanese golf market continues to remain stable with the support of weekdays play demand from senior players.

In addition, the higher healthy life expectancy of seniors has also led to increasing demand as players can continue to play golf at a higher age. On the other hand, younger players are not increasing in proportion to older players due to Japan’s aging population. Such a situation is widely recognised in the golf industry.

AGT’s sponsor recognised this trend years ago and has focused on building the assets portfolio of golf courses located in key metropolitan area. Such golf courses can generate steadier cash flow. As at 31 March 2017, approximately 70% of AGT’s 89 courses are located in the 3 largest metropolitan areas. AGT adopts profit maximisation strategy and promotes larger private group competition to achieve more stable revenue. Furthermore, booming inbound tourism to Japan could have a positive impact on golf demand in the mid to long term. AGT has been making efforts to expand to a more varied player base to generate stable cash flow and distribution.

¹ Source: Daiwa Institute of Research: No. 193 Japan economy forecast

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11 Distributions

- | | | |
|-----|---|---|
| (a) | Current financial period
Any distribution declared for the current financial period? | 3.59 Singapore Cents for semi-annual period from 1 October 2016 to 31 March 2017. |
| (b) | Corresponding period of the immediate preceding year
Any distributions declared for the corresponding period of the immediate preceding year? | 4.31 Singapore Cents for semi-annual period from 1 October 2015 to 31 March 2016. |
| (c) | Date payable | 21 June 2017 |
| (d) | Book closure date | 5.00 pm on 13 June 2017 |

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

Refer to paragraph 11 above.

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 31 March 2017 (JPY million)
Accordia Golf Trust Management Pte Ltd	Trustee-Manager	- Trustee-Manager fee	253
Accordia Golf Co., Ltd.	Controlling shareholder of AGT & controlling shareholder of the Trustee-Manager	- Golf course management fee	5,915
		- Payment of staff secondment fee	1,712
		- Equipment lease fee	78
		- Subordinated loan interest expense	15
		- Sales commission received for new membership sign up	11
		- Customer loyalty point awarded, net of redeemed	38

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		- Shareholders' coupon	480
		- Collection of annual membership on behalf	64
		- Sales for business use	19
		- Repayment of finance lease obligations	433
		- Interest expense on finance lease	43
Accordia Retail Co., Ltd.	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Pro-shop revenue	73
		- Revenue from Proshop management	140
		- Collection of Pro-shop business revenue on behalf	2,384
Heartree Co., Ltd.	Subsidiary of controlling shareholder of AGT & subsidiary of controlling shareholder of the Trustee-Manager	- Incentive received for centralised purchases	39
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	5,613
		- Integrated purchasing system usage fee paid	18
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	23
Daiwa Real Estate Asset Management Co. Ltd.	Controlling shareholder of the Trustee-Manager	- Asset management fee	100

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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 Segmented revenue and results for business and geographical segments**

The AGT Group is principally engaged in the business of owning, operating and maintaining golf courses and golf course related assets in Japan and therefore management considers that AGT Group operates as one single business and geographical segment.

- 16 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

There is no material change in contributions to turnover and earnings by business segments noted.

- 17 Breakdown of Group's revenue and profit after tax before non-controlling interest as follows.**

	1 April 2016 to 31 March 2017 (JPY million)	1 April 2015 to 31 March 2016 (JPY million)
(Revenue and other income)		
(a) Revenue reported for first half year	27,396	27,739
(b) Revenue reported for second half year	24,523	25,436
	51,919	53,175
(Profit after tax before deducting non-controlling interest)		
(a) Total return after taxation reported for first half year	3,927	4,037
(b) Total return after taxation reported for second half year	186	2,625
	4,113	6,662

- 18 Breakdown of annual distribution for the period 1 April 2016 to 31 March 2017**

	1 April 2016 to 31 March 2017 (JPY million)	1 April 2015 to 31 March 2016 (JPY million)
In respect of the period		
First half year	2,023	2,208
Second half year	3,155	3,833
Total distribution to unitholders	5,178	6,041

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19 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.

20 Disclosure of person occupying a managerial position

Pursuant to rule 704(13) of the Listing Manual of the SGX-ST, we confirm that none of the persons occupying managerial positions in AGT or any of its subsidiary is a relative of a director or chief executive officer or substantial shareholder of AGT.

By Order of the Board of

Accordia Golf Trust Management Pte. Ltd.
As Trustee-Manager of
Accordia Golf Trust

Lai Kuan Loong, Victor
Company Secretary
25 May 2017

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.