

## About RHT Health Trust

RHT Health Trust ("RHT") is a registered Business Trust with an investment mandate to invest principally in medical and healthcare assets and services, in Asia, Australasia and emerging markets in the rest of the world. RHT may also develop medical and healthcare assets. It is expected that the medical services will be provided directly by RHT or in collaboration with third parties.

### Key Information on the Portfolio

RHT's Portfolio as of 30 September 2016 comprises twelve RHT Clinical Establishments, four Greenfield Clinical Establishments and two Operating Hospitals located across India.

<u>Clinical Establishments</u>	<u>Greenfield Clinical Establishments</u>	<u>Operating Hospitals</u>
Amritsar	Ludhiana	Bengaluru, Nagarbhavi
Bengaluru, BG Road	Chennai	Bengaluru, Rajajinagar
Chennai, Malar	Hyderabad	
Faridabad	Greater Noida	
Gurgaon		
Jaipur		
Kolkata		
Mohali (including land acquired as an extension)		
Mumbai, Kalyan		
Mumbai, Mulund		
New Delhi, Shalimar Bagh		
Noida		

### Development in FY17 Q2

On 29 July 2016, Unitholders approved the disposal of 51.0% of Compulsorily Convertible Debentures in Fortis Hospotel Limited ("FHTL") and 100.0% of the Compulsorily Convertible Preference Shares in Escorts Heart Institute and Research Centre Limited to, and the Related Arrangements with, Interested Persons ("Disposal and Related Arrangements"). For the current quarter's results, the assets and liabilities and results of FHTL have been presented in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations. The Disposal and Related Arrangements was fully completed on 14 October 2016.

### Changes to Hedging policy

The Trustee Manager will also be making a change to its hedging policy. At present the Trustee-Manager enters into a one year forward contract to hedge 100% of the Indian Rupee denominated cashflow which is receivable by RHT every 6 months from India. Commencing FY2018, the Trustee-Manager will be hedging 50% of such Indian Rupee denominated cashflows. This change in policy was arrived at in consultation with our unitholders, and will serve to balance the interests of different unitholders, while managing risks and costs more efficiently.

### Distribution policy

RHT's policy is to distribute at least 90.0% of its distributable income on a semi-annual basis, for every six-month period ending 30 September and 31 March. For the year ending 31 March 2017, the RHT Health Trust Manager Pte. Ltd ("Trustee-Manager") intends to distribute 95% of its distributable income. This policy does not apply to the special distribution, arising from the Disposal and Related Arrangements paid on 28 October 2016. The entire net proceeds from the Disposal and Related Arrangements was distributed.

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# 1 Unaudited Results for the quarter and period ended 30 September 2016

The Board of Directors of RHT Health Trust Manager Pte. Ltd. announces the following unaudited results of RHT and its subsidiary companies ("RHT Group") for the quarter and period ended 30 September 2016.

## 1(a) Consolidated Statement of Comprehensive Income and Distributable Income Statement

	Notes	FY 17 Q2 S\$'000	FY 16 Q2 (Restated)* S\$'000	Var	FY 17 YTD S\$'000	FY 16 YTD (Restated)* S\$'000	Var
<b>Revenue:</b>							
Service fee	2	19,959	20,241	-1%	39,399	39,727	-1%
Hospital income	3	2,635	3,008	-12%	5,167	5,201	-1%
Other income	4	747	301	148%	1,272	1,246	2%
<b>Total revenue</b>		<b>23,341</b>	<b>23,550</b>	<b>-1%</b>	<b>45,838</b>	<b>46,174</b>	<b>-1%</b>
<b>Service fee and hospital expenses:</b>							
Medical consumables	5	(2,147)	(2,017)	6%	(4,149)	(3,947)	5%
Employee benefits expense	5	(704)	(622)	13%	(1,405)	(1,265)	11%
Doctor charges	6	(2,043)	(2,255)	-9%	(3,896)	(3,734)	4%
Depreciation and amortisation	7	(2,908)	(2,859)	2%	(5,732)	(5,605)	2%
Other service fee expenses	8	(3,135)	(2,707)	16%	(5,970)	(5,484)	9%
Hospital expenses	3	(2,190)	(2,195)	0%	(4,304)	(4,107)	5%
<b>Total service fee and hospital expenses</b>		<b>(13,127)</b>	<b>(12,655)</b>	<b>4%</b>	<b>(25,456)</b>	<b>(24,142)</b>	<b>5%</b>
Finance Income		135	43	n.m	239	121	98%
Finance Expenses	9	(2,383)	(2,145)	11%	(4,684)	(3,522)	33%
Trustee-Manager Fee	10	(1,602)	(1,663)	-4%	(3,254)	(3,275)	-1%
Other Trust Expenses	11	(1,093)	(140)	681%	(1,425)	(805)	77%
Foreign exchange gain/(loss)	12	933	614	n.m	227	(4,791)	n.m
<b>Total expenses</b>		<b>(17,137)</b>	<b>(15,946)</b>	<b>7%</b>	<b>(34,353)</b>	<b>(36,414)</b>	<b>-6%</b>
<b>Profit before changes in fair value of financial derivatives</b>		<b>6,204</b>	<b>7,604</b>	<b>-18%</b>	<b>11,485</b>	<b>9,760</b>	<b>18%</b>
Fair value (loss)/gain on financial derivatives	13	(1,855)	(2,313)	n.m	(1,624)	3,027	n.m
<b>Profit before taxes</b>		<b>4,349</b>	<b>5,291</b>	<b>-18%</b>	<b>9,861</b>	<b>12,787</b>	<b>-23%</b>
Income tax expense	14	(1,017)	(2,625)	-61%	(4,106)	(5,603)	-27%
<b>Profit from continuing operations</b>		<b>3,332</b>	<b>2,666</b>	<b>25%</b>	<b>5,755</b>	<b>7,184</b>	<b>-20%</b>
<b>Assets classified as held for sale</b>							
Profit after tax for the period from assets classified as held for sale	1	7,951	8,325	-4%	16,194	16,102	1%
<b>Profit for the period attributable to unitholders of the Trust</b>		<b>11,283</b>	<b>10,991</b>	<b>3%</b>	<b>21,949</b>	<b>23,286</b>	<b>-6%</b>
<b>Other comprehensive income</b>							
<u>Items that may be reclassified subsequently to profit or loss</u>							
Foreign currency translation		21,899	20,386	n.m	5,321	(10,980)	n.m
<b>Other comprehensive income for the period, net of tax</b>		<b>21,899</b>	<b>20,386</b>	<b>n.m</b>	<b>5,321</b>	<b>(10,980)</b>	<b>n.m</b>
<b>Total comprehensive income for the period attributable to unitholders of the Trust</b>		<b>33,182</b>	<b>31,377</b>	<b>n.m</b>	<b>27,270</b>	<b>12,306</b>	<b>n.m</b>

\* Prior period figures have been restated to reflect the reclassification of FHTL in connection with the Disposal and Related Arrangements.

## 1(a) Consolidated Statement of Comprehensive Income and Distributable Income Statement (Cont'd)

### Reconciliation to Unitholders Distributable Income

	Notes	FY 17 Q2 S\$'000	FY 16 Q2 (Restated)* S\$'000	FY 17 YTD S\$'000	FY 16 YTD (Restated)* S\$'000
<b>Profit for the period attributable to unitholders of the Trust</b>		<b>11,283</b>	<b>10,991</b>	<b>21,949</b>	<b>23,286</b>
Distribution adjustments:					
Impact of non-cash straight-lining		(518)	(621)	(1,030)	(1,224)
Technology renewal fee		(159)	(168)	(316)	(332)
Depreciation and amortisation		2,908	2,859	5,732	5,605
Amortisation of debt arrangement fee		-	185	-	336
Trustee-Manager fees payable in units		801	832	1,627	1,638
Deferred tax	14	(2,065)	(646)	(2,011)	(766)
Foreign exchange differences	15	964	131	1,476	(1,037)
Transaction cost capital in nature	16	752	-	752	-
Unrealised gain on financial asset		(4)	(4)	(7)	(7)
FHTL's non-cash adjustments	1	1,237	2,057	2,161	3,560
<b>Total distributable income attributable to unitholders of the Trust<sup>^</sup></b>		<b>15,199</b>	<b>15,616</b>	<b>30,333</b>	<b>31,059</b>

<sup>^</sup> 95% of Distributable Income for FY17 Q2 will be distributed.

\* Prior period figures have been restated to reflect the reclassification of FHTL in connection with the Disposal and Related Arrangements.

### Notes to Consolidated Statement of Comprehensive Income and Distributable Income Statement

- As at 30 September 2016, the results of FHTL are presented separately on the consolidated statement of comprehensive income as "Profit from assets classified as held for sale". The comparative figures of the Group's consolidated statement of comprehensive income and distributable income statement have been restated to present the results of the assets classified as held for sale separately. The results and non-cash adjustments below represents 100% of FHTL for the period and quarter and excludes any allocation of any common expenses.

	FY 17 Q2 S\$'000	FY 16 Q2 S\$'000	FY 17 YTD S\$'000	FY 16 YTD S\$'000
<b>Revenue:</b>				
<b>Total revenue</b>	<b>13,060</b>	<b>13,185</b>	<b>25,954</b>	<b>25,929</b>
<b>Total expenses</b>	<b>(2,435)</b>	<b>(3,164)</b>	<b>(5,392)</b>	<b>(6,978)</b>
<b>Profit before tax from assets classified as held for sale</b>	<b>10,625</b>	<b>10,021</b>	<b>20,562</b>	<b>18,951</b>
Income tax expenses	(2,674)	(1,696)	(4,368)	(2,849)
<b>Profit for the period from assets classified as held for sale</b>	<b>7,951</b>	<b>8,325</b>	<b>16,194</b>	<b>16,102</b>
<b>Non-cash adjustments:</b>				
Impact of non-cash straight-lining	(348)	(525)	(690)	(1,034)
Technology renewal fee	(9)	(10)	(19)	(20)
Depreciation and amortisation	350	1,178	1,439	2,323
Deferred tax	1,560	1,696	2,061	2,849
Capital expenditure	(316)	(282)	(630)	(558)
<b>FHTL's non-cash adjustments</b>	<b>1,237</b>	<b>2,057</b>	<b>2,161</b>	<b>3,560</b>
<b>Net cash flow from FHTL</b>	<b>9,188</b>	<b>10,382</b>	<b>18,355</b>	<b>19,662</b>

Total revenue recorded by FHTL for the quarter and year-to-date in INR terms is higher as a result of the contractual increase in base fee and higher variable fee. Net service fee increase increased correspondingly to the higher revenue. Despite the increase in net service fee, cash flow from FHTL was lower for the quarter and year-to-date as a result of corporate tax in FHTL.

## Notes to Consolidated Statement of Comprehensive Income and Distributable Income Statement (Cont'd)

**Note: All the analysis below does not include results of FHTL.**

2. The service fee is the aggregate of the base and variable service fee for the provision of the Clinical Establishment services, including but not limited to the out-patient department services (OPD) and the radio diagnostic services (RDS).

INR mn	FY17 Q2	FY16 Q2 (Restated)*	Variance	FY17 YTD	FY16 YTD (Restated)*	Variance
<b>Base Fee</b>	572	569	1%	1,112	1,090	2%
<b>Variable Fee</b>	403	369	9%	781	720	8%
<b>Total Fee</b>	975	938	4%	1,893	1,810	5%

The service fee for the quarter and year-to-date in INR term is higher due to (i) the contractual 3% increase in base fee which was offset by the reduction of non-recurring stabilisation fee in connection with the Mohali CE, and (ii) higher variable fee as a result of higher operating revenue recorded by the operator at the clinical establishments. The higher operating revenue was a result of higher Average Revenue Per Operating Bed ("ARPOB") and occupancy contributed by the increase in number of cardiac, viral fever and dengue cases.

3. RHT has 2 Operating Hospitals, Bengaluru, Rajajinagar Operating Hospital and the Bengaluru, Nagarbhavi Operating Hospital. The hospital income and expenses arise solely from the provision of medical services at these hospitals.

The net hospital income for year-to-date in INR terms has dropped despite the increase in hospital income due to the inflationary increase in some of the hospital expenses.

4. Other income includes lease income from pharmacy, cafeteria, bookshop, automated teller machines and other amenities in the Clinical Establishments of the Group. The increase for the quarter and year-to-date is due to share of higher revenue from tenants.
5. The increase in medical consumables and employee benefits for the quarter and year-to-date is in line with increase in variable service fee.
6. Higher doctor charges this quarter and year-to-date in INR terms is a result of share of the higher revenue recorded in the clinical establishments as well as increase in number of doctors.
7. Depreciation and amortisation is higher for the quarter and year-to-date due to the revaluation of assets as at 31 March 2016.
8. Other service fee expenses mainly consist of housekeeping costs, security costs, power and fuel expenses, annual equipment maintenance charges for both medical and non-medical equipment owned by RHT Group, rent, property taxes and insurance, as well as administrative expenses.

The increase in other service fee expenses for the quarter and year-to-date is mainly due to higher security and maintenance costs resulting from inflationary increase and increase in activities in the clinical establishments. In addition, there was a non-recurring professional fee incurred in relation to upgrading of information technology system.

9. The higher finance expense for the quarter and year-to-date corresponds with a higher fixed interest rate on the bonds issued to replace a floating rate debt. Furthermore, the Group utilised a S\$30 million facility during the third quarter of last financial year to fund the acquisition of land and expansion projects which contributed to the higher finance expenses.
10. The Trustee-Manager fee for the quarter and year-to-date is lower due to lower asset value and distributable income.

## Notes to Consolidated Statement of Comprehensive Income and Distributable Income Statement (Cont'd)

11. The higher other trust expense for the quarter and year-to-date was a result of expenses in connection with the Disposal and Related Arrangements.
12. The foreign exchange differences are on the account of:
  - (i) unrealised differences from interest receivables denominated in INR; and
  - (ii) realised differences from the settlement of forward contracts and interest received.

The foreign exchange gain for the quarter and year-to-date arose from the strengthening in INR against SGD for the INR denominated net receivable.

13. RHT Group has entered into forward contracts to manage its Indian Rupees denominated cash flows from India. The forward contracts are carried at fair value. The fair value loss recorded during the quarter and year-to-date was the result of the appreciation of the expected INR against SGD at the time of settlement compared to the contracted INR/SGD rate.
14. This relates to withholding tax expense on the offshore interest payment from the India subsidiary companies to the Singapore holding company, corporate tax in an Indian subsidiary and deferred tax in certain India subsidiary companies for the respective periods.

INR mn	FY 17 Q2	FY 16 Q2	YTD FY 17	YTD FY 16
Current tax	152	152	302	300
Deferred tax	(102)	(30)	(99)	(36)

The deferred tax credit for current quarter and year-to-date as a result of the reversal of deferred tax liability.

15. Included in foreign exchange differences are
  - (i) adjustments for the distributable income based on the average forward contracted INR/SGD rate against INR/SGD for the translation of the statement of comprehensive income, (ii) changes in fair value on financial derivatives and; (iii) foreign exchange differences recorded in the statement of comprehensive income.
16. This amount relates to the professional fees incurred in connection with the Disposal and Related Arrangements.

## 1(b)(i) Balance Sheets

Notes	Group		Trust			
	30 September 2016	31 March 2016	30 September 2016	31 March 2016		
	S\$'000	S\$'000	S\$'000	S\$'000		
<b>ASSETS</b>						
<b>Non-current assets</b>						
	Intangible assets	2	90,786	127,986	-	-
	Property, plant and equipment	3	534,568	844,851	-	-
	Investment in subsidiary		-	-	12,634	12,634
	Loan to a subsidiary		-	-	482,007	478,922
	Financial assets	4	14,741	36,047	-	-
	Deferred tax assets	5	958	6,011	-	-
	Other assets	6	23,065	24,783	-	-
	<b>Total non-current assets</b>		<b>664,118</b>	<b>1,039,678</b>	<b>494,641</b>	<b>491,556</b>
<b>Current assets</b>						
	Inventories		122	130	-	-
	Financial assets	4	74,817	79,783	48,764	49,090
	Trade receivables	7	9,340	25,340	-	-
	Other assets		1,650	983	355	65
	Derivative financial instruments	10	-	891	-	-
	Cash and bank balances		5,605	5,831	18	344
	Assets classified as held for sale	1	409,413	-	-	-
	<b>Total current assets</b>		<b>500,947</b>	<b>112,958</b>	<b>49,137</b>	<b>49,499</b>
	<b>Total assets</b>		<b>1,165,065</b>	<b>1,152,636</b>	<b>543,778</b>	<b>541,055</b>
<b>LIABILITIES</b>						
<b>Non-current liabilities</b>						
	Loans and borrowings		78,017	166,598	60,000	60,000
	Other liabilities	9	1,283	3,710	-	-
	Deferred tax liabilities	8	80,846	143,233	-	-
	<b>Total non-current liabilities</b>		<b>160,146</b>	<b>313,541</b>	<b>60,000</b>	<b>60,000</b>
<b>Current liabilities</b>						
	Loans and borrowings		103,136	3,438	528	525
	Trade and other payables		5,883	6,032	-	-
	Other liabilities	9	86,734	90,017	2,982	3,103
	Derivative financial instruments		733	-	-	-
	Liabilities directly associated with assets classified as held for sale	1	70,375	-	-	-
	<b>Total current liabilities</b>		<b>266,861</b>	<b>99,487</b>	<b>3,510</b>	<b>3,628</b>
	<b>Total liabilities</b>		<b>427,007</b>	<b>413,028</b>	<b>63,510</b>	<b>63,628</b>
	<b>Net assets</b>		<b>738,058</b>	<b>739,608</b>	<b>480,268</b>	<b>477,427</b>
<b>Unitholders' funds</b>						
Represented by:						
	Units in issue (net of unit issue cost)		512,057	510,399	512,057	510,399
	Capital reserve	11	210,216	210,216	-	-
	Foreign currency translation reserve		(77,148)	(82,469)	-	-
	Revaluation reserve		140,884	142,911	-	-
	Other reserves	12	33	33	-	-
	Accumulated losses		(47,984)	(41,482)	(31,789)	(32,972)
	<b>Total unitholders' fund</b>		<b>738,058</b>	<b>739,608</b>	<b>480,268</b>	<b>477,427</b>

## 1(b)(i) Balance Sheets (Cont'd)

### Notes to Balance Sheets

#### 1. Assets held for sale and liabilities directly associated with assets held for sale

As at 30 September 2016, the assets and liabilities of FHTL have been presented in the balance sheet as "Assets classified as held for sale" and "Liabilities directly associated with assets classified as held for sale". The assets and liabilities of FHTL, representing 100% interest, as of 30 September 2016 are presented below:

	<b>30 September 2016</b>
	<b>S\$'000</b>
<b>ASSETS</b>	
<b>Non-current assets</b>	
Intangible assets	37,170
Property, plant and equipment	317,208
Financial assets	23,666
Deferred tax assets	5,269
Other assets	3,734
<b>Total non-current assets</b>	<b>387,047</b>
<b>Current assets</b>	
Financial assets	838
Trade receivables	21,015
Other assets	352
Cash and bank balances	161
<b>Total current assets</b>	<b>22,366</b>
<b>Total assets classified as held for sale</b>	<b>409,413</b>
<b>LIABILITIES</b>	
<b>Non-current liabilities</b>	
Loans and borrowings	113
Other liabilities	305
Deferred tax liabilities	63,356
<b>Total non-current liabilities</b>	<b>63,774</b>
<b>Current liabilities</b>	
Loans and borrowings	1,245
Trade and other payables	1,673
Other liabilities	3,683
<b>Total current liabilities</b>	<b>6,601</b>
<b>Liabilities directly associated with assets classified as held for sale</b>	<b>70,375</b>
<b>Net assets directly associated with assets held for sale</b>	<b>339,038</b>

The CCPS and amount due to a related party mentioned in note 4 and 9 respectively of the Balance Sheet are part of the Disposal and Related Arrangements. Post the completion, both the CCPS and amount due to a related party will be derecognised accordingly.



## 1(b)(i) Balance Sheets (Cont'd)

### Notes to Balance Sheets

**Note: All the analysis below does not include results of FHTL.**

#### 2. Intangible assets

Intangible assets comprises of:

(i) Customer related intangible – arose from the Hospital and Medical Services Agreements which RHT Group entered into with the Sponsor, Fortis Healthcare Limited, to provide medical and Clinical Establishment services.

(ii) Rights to use "Fortis" brand – The two Operating Hospitals owned by RHT Group will continue to use the "Fortis" brand name for a period of 15 years from the date of transfer.

(iii) Goodwill – Goodwill mainly arose from the recognition of the deferred tax liability, being the difference between the tax effect of the value of acquired assets and liabilities and their respective tax bases. The balance of goodwill comprises the value of synergies arising from acquisition.

Apart from the reclassification of intangibles of FHTL, the decrease in intangible is due to the amortisation of intangible assets for the period. The decrease is slightly offset by the appreciation of the closing INR against SGD.

#### 3. Property, plant and equipment

Property, plant and equipment comprise of the land and buildings, plant and machinery, medical equipment and other assets of the Clinical Establishment and the 2 Operating Hospitals.

Excluding the reclassification of FHTL, property, plant and equipment has increased due to the additions during the period and appreciation of the closing INR against SGD. The increase is offset by the depreciation charges during the period.

#### 4. Financial assets

The non-current financial assets mainly relate to accrued income on straight-lining of the base service fee and security deposits paid. The financial assets has increased mainly due to the recognition of accrued income on straight-lining of base service fee for the period after excluding the impact of FHTL reclassification.

The current financial assets mainly relate to investment in unquoted compulsory convertible preference shares (CCPS) of a related party, investment in quoted mutual funds and fixed deposits. The decrease is mainly due to the sale of quoted mutual funds made during the period.

#### 5. Deferred tax assets

Deferred tax assets are made up of minimum alternate tax (MAT) credit paid to the India tax authorities. If the tax liability computed under the normal provisions of the India Income Tax Act is less than 18.5% of the book profits shown in the profit or loss account, after making certain specified adjustments, an entity is to pay minimum alternate tax at a rate of 18.5% of the book profits. MAT paid during the financial year is creditable for a period of 10 years against future tax liabilities arising under the normal provisions of the India Income Tax Act.

#### 6. Other non-current assets

Other non-current assets comprise of prepaid taxes deducted at source on service fee, hospital income and interest income on intra company debt instrument. Excluding the reclassification of FHTL, the increase is mainly due to prepaid taxes deducted during the period.

#### 7. Trade receivables

Trade receivables comprise of service fees receivable from the Operators, rent receivables and receivables from corporate clients of the 2 operating hospitals.

Excluding the reclassification of FHTL, the increase is mainly due to the recognition of service fees and hospital income during the period.

## 1(b)(i) Balance Sheets (Cont'd)

### Notes to Balance Sheets (Cont'd)

**Note: All the analysis below does not include results of FHTL.**

#### 8. Deferred tax liabilities

The deferred tax liabilities arose from the fair value adjustments arising on acquisition of subsidiaries at time of Initial Public Offering, revaluation of land, differences in depreciation and accrued income for tax purpose. The decrease is mainly due to reversal of deferred tax liability excluding impact of reclassification of FHTL.

#### 9. Other liabilities

Other non-current liabilities comprise mainly of retention amounts owing to creditors (capital in nature) as a result of ongoing capital expenditure for expansion and upgrading projects. Excluding the impact of FHTL reclassification, the decrease is mainly due to some of these retention amounts becoming current.

Other current liabilities comprise of amount due to a related party for the purchase of 51% interest in FHTL, statutory dues and other creditors. The current liabilities has increased mainly due to due to appreciation of INR against SGD.

#### 10. Derivative financial instruments

RHT Group has entered into forward contracts to hedge its Indian Rupees denominated cash flows from India. The forward contracts are carried at fair value.

#### 11. Capital reserve

The capital reserve represents the excess of interest of associates in the fair value of the net identifiable assets and liabilities transferred over the consideration paid. This reserve in substance represents the Sponsor's contribution to the Group for the Sponsor's retained interest. Please refer to page A-9 of the Prospectus dated 15 October 2012 for more details.

#### 12. Other reserves

Other reserves comprise of:

- (i) Capital redemption reserve is a statutory reserve created in accordance with India's Companies Act 2013 in connection to redemption of preference shares of an India subsidiary company. The reserve is not considered a free reserve for distribution of dividend and can be utilised only for the purpose of issuing bonus shares.
- (ii) Re-measurement of defined benefit plan reserve is a reserve to record the actuarial gain or loss under a defined benefit plan which is recorded in other comprehensive income.

## 1(b)(ii) Group's Borrowings and Debt Securities

	30 September 2016		30 June 2016	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount Repayable in One Year or Less, or on Demand	102,608	528	65,549	1,200
Amount Repayable after One Year	14,573	63,444	41,499	63,355

### Details of Collateral

#### Singapore

##### Secured

The Group has loan facilities with DBS Bank Ltd and Deutsche Bank AG, Singapore Branch for an amount of S\$32.5 million from each of the bank, in connection with the acquisition of Mohali Clinical Establishment.

In the third quarter of last financial year, the Group fully utilised a S\$30 million facility with United Overseas Bank for the acquisition of land and expansion projects.

Each term loan facility is secured by an irrevocable pledge on the shares of Fortis Global Healthcare Infrastructure Pte Ltd ("FGHIPL") on a pari passu basis, a non-disposal undertaking on the hospital infrastructure companies owned by FGHIPL on a pari passu basis and a first pari passu legal assignment over the interest, benefits and rights over all existing and future loans granted by the borrower to its subsidiaries.

The amount of unamortised upfront fees as of 30 September 2016 and 30 June 2016 are S\$ 0.78 million and S\$ 1.26 million respectively.

##### Unsecured

On 22 July 2015, the Trustee-Manager issued a S\$60 million 4.50% fixed rate notes due and payable semi-annually in arrears and will mature on 22 July 2018. The notes constitute direct, unconditional, unsubordinated and unsecured obligations of the RHT Health Trust and at all times rank pari passu and rateably, without any preference or priority amount themselves, and pari passu with all other present and future secured obligations (other than subordinated obligations and priorities created by law) of RHT Health Trust.

#### India

##### Secured

The India subsidiary companies have loans amounting to INR 71.1 million (S\$1.5 million) secured against assets purchased from the lender.

The Group had entered into two INR term loan facilities with Axis Bank Limited. Each of the term loans are secured by BG Road Clinical Establishment and Ludhiana Clinical Establishment respectively and a legal assignment over the interest, benefits and rights over all existing and future loans granted by the borrower to its subsidiaries. The amount utilised as of 30 September 2016 is INR 641.0 million (S\$13.1 million).

The Group had drawdown a bank overdraft facilities with DBS India amounting INR 322.5 million (S\$ 6.6 million) as of 30 September 2016. The overdraft facilities are secured by a corporate guarantees and the Malar Clinical Establishment.

##### Unsecured

The Group has received an unsecured and interest-free loan amounting to INR 168.3 million (S\$3.4 million) from the Sponsor for the development of Ludhiana Greenfield Clinical Establishment. This loan is repayable on the completion of the Ludhiana Greenfield Clinical Establishment.

## 1(c) Consolidated Cash Flow Statement

	Group		Group	
	FY 17 Q2 S\$'000	FY 16 Q2 S\$'000	FY 17 YTD S\$'000	FY 16 YTD S\$'000
<b>Profit before tax from continuing operation</b>	<b>4,349</b>	<b>5,291</b>	<b>9,861</b>	<b>12,787</b>
<b>Profit before tax from assets classified as held for sale</b>	<b>10,625</b>	<b>10,021</b>	<b>20,562</b>	<b>18,951</b>
<b>Adjustments for:</b>				
Depreciation and amortisation expense	3,258	4,037	7,171	7,928
Finance income	(261)	(53)	(702)	(189)
Finance expenses	2,410	2,204	4,743	3,646
Unrealised gain on financial assets	(4)	(4)	(7)	(7)
Fair value gain on financial derivatives	1,855	2,313	1,624	(3,027)
Foreign exchange (gain)/loss	-	(1,890)	-	1,075
Foreign currency alignment	(905)	767	(485)	272
<b>Operating cash flow before working capital changes</b>	<b>21,327</b>	<b>22,686</b>	<b>42,767</b>	<b>41,436</b>
Changes in working capital:				
(Increase)/decrease in trade receivables	(18,750)	(18,874)	(4,851)	1,014
Increase in financial assets and other assets	(1,348)	(2,999)	(2,943)	(5,792)
Decrease in inventories	-	-	-	9
(Decrease)/increase in trade and other payables and other liabilities	(9,628)	(4,789)	2,515	3,303
<b>Cash flows (used in)/ generated from operations</b>	<b>(8,399)</b>	<b>(3,976)</b>	<b>37,488</b>	<b>39,970</b>
Interest received	261	50	702	183
Tax paid	(2,600)	(952)	(12,277)	(9,274)
<b>Net cash (used in)/generated from operating activities</b>	<b>(10,738)</b>	<b>(4,878)</b>	<b>25,913</b>	<b>30,879</b>
<b>Cash flow from investing activities</b>				
Purchase of property, plant and equipment	(4,499)	(5,378)	(7,734)	(7,612)
Sale of short term investments	3,979	3,321	4,595	1,584
<b>Net cash used in investing activities</b>	<b>(520)</b>	<b>(2,057)</b>	<b>(3,139)</b>	<b>(6,028)</b>
<b>Cash flow from financing activities</b>				
Distribution paid to unitholders	-	-	(30,478)	(29,482)
Interest paid	(1,126)	(871)	(3,799)	(2,937)
Net proceeds from borrowings	9,182	3,797	11,438	7,496
<b>Net cash generated from/(used in) financing activities</b>	<b>8,056</b>	<b>2,926</b>	<b>(22,839)</b>	<b>(24,923)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(3,202)</b>	<b>(4,009)</b>	<b>(65)</b>	<b>(72)</b>
Cash and cash equivalent at beginning of period	8,968	8,107	5,831	4,170
<b>Cash and cash equivalents at end of period (Note 1)</b>	<b>5,766</b>	<b>4,098</b>	<b>5,766</b>	<b>4,098</b>

As at 30 September 2016

Cash and cash equivalents from continuing operation	5,605
Cash and cash equivalents from assets classified as held for sale	161
	<u>5,766</u>

**1(d)(i) Statement of Changes in Unitholders' Funds**

<b>Group S\$'000</b>	<b>Units in issue (net of units issue cost)</b>	<b>Capital reserve</b>	<b>Foreign currency translation reserve</b>	<b>Revaluation reserve</b>	<b>Capital redemption reserve</b>	<b>(Accumulated losses)/ Revenue reserves</b>	<b>Total</b>
<b>At 1 April 2016</b>	<b>510,399</b>	<b>210,216</b>	<b>(82,469)</b>	<b>142,911</b>	<b>33</b>	<b>(41,482)</b>	<b>739,608</b>
<i>Profit for the period</i>	-	-	-	-	-	10,666	<b>10,666</b>
<i>Other comprehensive income</i>							
Foreign currency translation	-	-	(16,578)	-	-	-	<b>(16,578)</b>
Depreciation transfer for land and building	-	-	-	(1,740)	-	1,740	-
Total comprehensive income	-	-	(16,578)	(1,740)	-	12,406	<b>(5,912)</b>
Payment of Trustee-Manager fees in units	1,658	-	-	-	-	-	<b>1,658</b>
Distribution on units in issue	-	-	-	-	-	(30,478)	<b>(30,478)</b>
<b>At 30 June 2016</b>	<b>512,057</b>	<b>210,216</b>	<b>(99,047)</b>	<b>141,171</b>	<b>33</b>	<b>(59,554)</b>	<b>704,876</b>
<i>Profit for the period</i>	-	-	-	-	-	11,283	<b>11,283</b>
<i>Other comprehensive income</i>							
Foreign currency translation	-	-	21,899	-	-	-	<b>21,899</b>
Net surplus revaluation of land and buildings	-	-	-	(287)	-	287	-
Total comprehensive income	-	-	21,899	(287)	-	11,570	<b>33,182</b>
Payment of Trustee-Manager fees in units	-	-	-	-	-	-	-
Distribution on units in issue	-	-	-	-	-	-	-
<b>At 30 September 2016</b>	<b>512,057</b>	<b>210,216</b>	<b>(77,148)</b>	<b>140,884</b>	<b>33</b>	<b>(47,984)</b>	<b>738,058</b>

**1(d)(i) Statement of Changes in Unitholders' Funds**

<b>Group S\$'000</b>	<b>Units in issue (net of units issue cost)</b>	<b>Capital reserve</b>	<b>Foreign currency translation reserve</b>	<b>Revaluation reserve</b>	<b>Capital redemption reserve</b>	<b>(Accumulated losses)/ Revenue reserves</b>	<b>Total</b>
<b>At 1 April 2015</b>	<b>507,180</b>	<b>210,216</b>	<b>(23,854)</b>	<b>101,396</b>	<b>69</b>	<b>(25,874)</b>	<b>769,133</b>
<i>Profit for the period</i>	-	-	-	-	-	12,295	<b>12,295</b>
<i>Other comprehensive income</i>							
Foreign currency translation	-	-	(31,366)	-	-	-	<b>(31,366)</b>
Depreciation transfer for land and building	-	-	-	(793)	-	793	-
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>(31,366)</b>	<b>(793)</b>	<b>-</b>	<b>13,088</b>	<b>(19,071)</b>
Payment of Trustee-Manager fees in units	1,582	-	-	-	-	-	<b>1,582</b>
Distribution on units in issue	-	-	-	-	-	(29,482)	<b>(29,482)</b>
<b>At 30 June 2015</b>	<b>508,762</b>	<b>210,216</b>	<b>(55,220)</b>	<b>100,603</b>	<b>69</b>	<b>(42,268)</b>	<b>722,162</b>
<i>Profit for the period</i>	-	-	-	-	-	10,991	<b>10,991</b>
<i>Other comprehensive income</i>							
Foreign currency translation	-	-	20,386	-	-	-	<b>20,386</b>
Depreciation transfer for land and building	-	-	-	(205)	-	205	-
<b>Total comprehensive income</b>	<b>-</b>	<b>-</b>	<b>20,386</b>	<b>(205)</b>	<b>-</b>	<b>11,196</b>	<b>31,377</b>
<b>At 30 September 2015</b>	<b>508,762</b>	<b>210,216</b>	<b>(34,834)</b>	<b>100,398</b>	<b>69</b>	<b>(31,072)</b>	<b>753,539</b>

**1(d)(i) Statement of Changes in Unitholders' Funds (Cont'd)**
**Trust**
**At 1 April 2016**

Loss for the period, representing total comprehensive income for the period

Payment of Trustee-Manager fees in units  
Distribution on units in issue

**At 30 June 2016**

Profit for the period, representing total comprehensive income for the period

**At 30 September 2016**

Units in issue (net of unit issue cost)	Revenue reserves/ (Accumulated losses)	Total
S\$'000	S\$'000	S\$'000
510,399	(32,972)	477,427
-	(12,044)	(12,044)
1,658	-	1,658
-	(30,478)	(30,478)
512,057	(75,494)	436,563
-	43,705	43,705
512,057	(31,789)	480,268

**Trust**
**At 1 April 2015**

Loss for the period, representing total comprehensive income for the period

Payment of Trustee-Manager fees in units  
Distribution on units in issue

**At 30 June 2015**

Profit for the period, representing total comprehensive income for the period

**At 30 September 2015**

Units in issue (net of unit issue cost)	Revenue reserves/ (Accumulated losses)	Total
S\$'000	S\$'000	S\$'000
507,180	14,427	521,607
-	(19,001)	(19,001)
1,582	-	1,582
-	(29,481)	(29,481)
508,762	(34,055)	474,707
-	40,839	40,839
508,762	6,784	515,546

## 1(d)(ii) Units in issue

	FY 17		FY 16	
	Number of units		Number of units	
	'000	S\$'000	'000	S\$'000
<b>Balance as at 1 April</b>	<b>797,842</b>	<b>510,399</b>	<b>794,633</b>	<b>507,180</b>
Issue of new units				
- Payment of Trustee-Manager fees in units	1,753	1,658	1,542	1,582
<b>Balance as at 30 June and 30 September</b>	<b>799,595</b>	<b>512,057</b>	<b>796,175</b>	<b>508,762</b>

## 2 Audit

The figures in this announcement have not been audited or reviewed by our auditor.

## 3 Auditors' Report

Not applicable.

## 4 Accounting Policies

The Group has applied the same accounting policies and methods of computation as in the Group's 31 March 2016 annual financial statement dated 24 June 2016 except for the adoption of all new and revised IFRS that are effective for annual periods beginning 1 April 2016. The changes in accounting standards do not have a material impact to the Group and its financial statements.

## 5 Changes in Accounting Policies

There is no change in the accounting policies and methods of computation adopted except as mentioned above.



## 6 Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU")

	Group			
	FY 17 Q2	FY 16 Q2	FY 17 YTD	FY 16 YTD
Weighted number of units	799,594,944	796,174,944	798,809,447	795,467,141
Total units	799,594,944	796,174,944	799,594,944	796,174,944
<b>EPU (cents)</b>				
Net profit	11,283	10,991	21,949	23,286
Based on weighted number of units as at 30 September (cents)	1.411	1.380	2.748	2.927
<b>DPU based on income available for distribution (cents)</b>				
Distributable income	15,199	15,616	30,333	31,059
Distribution	14,439	15,616	28,816	31,059
Based on total units as at 30 September (cents)*	1.806	1.961	3.604	3.901

Diluted EPU is the same as the basic EPU as there were no dilutive instruments in issue during the financial period.

\*The lower DPU for both the current quarter and year-to-date is mainly due to distribution of 95% of the distributable income compared to 100% in corresponding quarter and year-to-date. In addition, distributable income is lower for both the current quarter and year-to-date due to the corporate tax expense in an India subsidiary despite the higher Net Service Fee and Hospital Income. Please see paragraph 8 for more details.

The DPU provided is for illustration purpose only. Please see paragraph 11 for information on distribution to unitholders.

## 7 Net Asset Value

	Group	
	30 September 2016	31 March 2016
NAV	738,058,000	739,608,000
No. of units in issue at end of period	799,594,944	797,841,944
NAV per unit (S\$)	0.923	0.927

The decrease in NAV per unit by around 0.4% is due to the distribution to Unitholders. The decrease is offset by the appreciation of closing INR against SGD.

## 8 Review of Group Performance

### Quarter analysis

	Group												
	FY 17 Q2			FY 17 Q1			Variance		FY16 Q2			Variance	
	Portfolio	FHTL	Total	Portfolio	FHTL	Total	S\$'000	%	Portfolio	FHTL	Total	S\$'000	%
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000			S\$'000	S\$'000	S\$'000		
Total Revenue (excluding straight lining)	22,823	12,712	35,535	21,986	12,551	34,537	998	2.9%	22,929	12,660	35,589	(54)	-0.2%
Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)	12,604	10,528	23,132	12,480	10,379	22,859	273	1.2%	13,133	10,723	23,856	(724)	-3.0%
Margin			65%			66%					67%		
Distributable Income			15,199			15,134	65	0.4%			15,616	(417)	-2.7%
	INR'000	INR'000	INR'000	INR'000	INR'000	INR'000	INR'000	%	INR'000	INR'000	INR'000	INR'000	%
Total Revenue (excluding straight lining)	1,123,678	625,943	1,749,621	1,087,035	620,516	1,707,551	42,070	2.4%	1,068,184	589,723	1,657,907	91,714	5.5%
Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)	620,561	518,342	1,138,903	617,061	513,126	1,130,187	8,716	0.8%	611,541	499,875	1,111,416	27,487	2.5%

### FY 17 Q2 against FY 17 Q1

#### Exchange rate

The foreign exchange rates used to translate the results of the India subsidiary companies are INR/SGD 49.23 and INR/SGD 49.44 for the quarter ended 30 September 2016 and 30 June 2016 respectively.

#### Total Revenue

Total Revenue for FY 17 Q2 in INR terms increased by 2.4 % from FY 17 Q1 mainly due to the higher operating revenue of Fortis as a result of higher occupancy contributed by increase in cardiac, viral fever and dengue cases.

#### Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)

Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation) in INR terms is similar to the trailing quarter despite the increase in revenue. This is due to the

- (i) corresponding increase in variable expenses such as doctors' charges and medical consumables;
- (ii) increase in security cost arising from inflationary increase and increased activities; and
- (iii) non-recurring professional fee incurred in relation to upgrading of information technology system.

The lower margin of 65% this quarter was due to inflationary increase of fixed cost such as security cost and non-recurring professional fee. Management will monitor and work towards controlling such cost increases.

#### Distributable Income

Distributable income is slightly higher than the last quarter. This is in line with the increase in net service fee and hospital income.

### FY 17 Q2 against FY 16 Q2

#### Exchange rate

The foreign exchange rates used to translate the results of the India subsidiary companies are SGD/INR 49.23 and SGD/INR 46.57 for the quarter 30 September 2016 and 30 September 2015 respectively.

#### Total Revenue

Total revenue for FY 17 Q2 in INR terms grew 5.5% against FY 16 Q2 mainly due to the contractual increase in base fee, higher variable fee as a result of higher operating revenue recorded by Fortis. The higher operating revenue of Fortis was a result of higher APROB and occupancy contributed by the increase in number of cardiac, viral fever and dengue cases.

#### Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)

Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation) increased by 2.5% in INR terms due to increase in total revenue. However, margins was slightly lower as a result of inflationary increase of fixed cost such as housekeeping and security cost which was higher than the increase in revenue. In addition, there was a non-recurring professional fee related to upgrading of information technology system incurred during the current quarter. Management is working towards controlling such cost increases and shall keep close monitor on the same.

#### Distributable Income

Distributable income was lower despite higher net service fee and hospital income and improved average contracted forward rates. This is mainly due to corporate tax in one of the India subsidiary and higher finance expenses.

## 8 Review of Group's Performance (Cont'd)

### Year-to-date analysis

	Group							
	Portfolio	FHTL	FY 17 YTD	Portfolio	FHTL	FY 16 YTD	Variance	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	%
Total Revenue (excluding straight-lining)	44,808	25,264	70,072	44,950	24,895	69,845	227	0.3%
Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)	25,084	20,906	45,990	26,413	20,295	46,708	(718)	-1.5%
Net Service Fee and Hospital Income margin			66%			67%		
Distributable Income			30,333			31,059	(726)	-2.3%
	INR'000	INR'000	INR'000	INR'000	INR'000	INR'000	INR'000	%
Total Revenue (excluding straight-lining)	2,210,714	1,246,458	3,457,172	2,113,877	1,170,702	3,284,579	172,593	5.3%
Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)	1,237,622	1,031,468	2,269,090	1,242,154	954,419	2,196,573	72,517	3.3%

### FY 17 YTD against FY 16 YTD

#### Exchange rate

The foreign exchange rates used to translate the results of the India subsidiary companies are SGD/INR 49.34 and SGD/INR 47.03 for the period ended 30 September 2016 and period ended 30 September 2015 respectively.

#### Total Revenue

The total revenue for FY 17 YTD in INR terms grew 5.3% against FY 16 YTD mainly due to the contractual 3% increase in base fee, higher variable fee as a result of higher operating revenue recorded by Fortis and higher hospital income recorded in the two operating hospital.

#### Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation)

Net Service Fee and Hospital Income (excluding straight-lining, depreciation and amortisation) increased by 3.3%. However, margins was slightly lower as a result of inflationary increase of fixed cost such as housekeeping and security cost which was higher than the increase in revenue. In addition, there is a non-recurring professional fee incurred during the period. Management will monitor and work towards controlling such cost increases.

#### Distributable Income

Distributable income for FY 17 YTD is 2.3% lower than FY 16 YTD despite higher net service fee and hospital income and improved average contracted forward rates. This is mainly due to corporate tax in one of the India subsidiary and higher finance expenses.

## 9 Variance from Forecast

No forecast has been provided.

## 10 Market and Industry Information

The potential room for growth in the Indian healthcare sector industry is attractive. The country's large, expanding and increasingly affluent population has led to an increase in demand for more sophisticated medical treatments. At the same time, the number of hospital beds currently existing is not sufficient to meet this demand. IA. We expect the private sector to play a key role in filling the demand for these medical services. At the same time, the potential for growth in the industry leads to increasing competition from new entrants. This may lead to increase in cost of potential acquisitions for RHT, as well as increased competition for RHT's operator.

The Special Distribution of 24.8 Singapore cents per unit related to the Disposal and Related Arrangement was declared and paid on 28 October 2016.

## 11 Information on Distribution

Any distribution declared for:

### Current financial period

Yes. A distribution of 3.60 Singapore cents per Unit is declared.

Unitholders will not be subject to Singapore tax on the Distributions.

Event	Date
Distribution period	<b>1 April 2016 to 30 September 2016</b>
Ex-distribution date and time	<b>15 November 2016 at 9.00 a.m.</b>
Books closure date and time	<b>17 November 2016 at 5.00 p.m.</b>
Payment date	<b>9 December 2016</b>

### Corresponding period of the immediately preceding year

A distribution of 3.90 Singapore cents per Common Unit was declared.

## 12 Distribution

Please refer to paragraph 11.

## 13 Interested Person Transactions

The Group has not obtained any interested person transactions mandate from the Unitholders.

## 14. Confirmation by Board

The Board of Directors of RHT Health Trust Manager Pte. Ltd. has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

## 15. Confirmation by Issuer

The issuer has procured undertakings from all its directors and executive officers under Rule 720(1).

Disclaimer:

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. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By Order of the Board  
RHT Health Trust Manager Pte. Ltd.

Gurpreet Singh Dhillon  
Executive Director & Chief Executive Officer  
9 November 2016