

This announcement is not an offer for sale of the securities in the United States. The securities of FCT may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended. Any public offering of securities of FCT in the United States would be made by means of a prospectus that would contain detailed information about FCT and the Manager, as well as financial statements. The Manager does not intend to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.



(a real estate investment trust constituted on 5 June 2006 under the laws of the Republic of Singapore)  
Sponsored by Frasers Centrepoint Limited, a wholly-owned subsidiary of Fraser and Neave, Limited

## FRASERS CENTREPOINT TRUST PRIVATE PLACEMENT

### PRIVATE PLACEMENT OF 137.0 MILLION NEW UNITS IN FRASERS CENTREPOINT TRUST AT AN ISSUE PRICE OF S\$1.33 PER NEW UNIT

Further to its announcement dated 26 January 2010 in relation to the private placement pursuant to section 302C of the Securities and Futures Act, Chapter 289 of Singapore, of 137.0 million new Units<sup>1</sup> ("**New Units**") at an issue price of between S\$1.29 and S\$1.33 per New Unit (the "**Private Placement**"), the board of directors of Frasers Centrepoint Asset Management Ltd, in its capacity as the manager of Frasers Centrepoint Trust ("**FCT**", and as manager of FCT, the "**Manager**"), is pleased to announce that the Private Placement has been fully subscribed, and that DBS Bank Ltd., as sole financial adviser, and Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd, as joint lead managers and underwriters for the Private Placement (the "**Joint Lead Managers and Underwriters**"), in consultation with the Manager, have closed the book of orders for the Private Placement.

The issue price per New Unit has been fixed at the top end of the price range of S\$1.33 per New Unit (the "**Issue Price**"), as agreed between the Manager and the Joint Lead Managers and Underwriters, following an accelerated book-building process. The Issue Price represents a discount of 3.7% to the adjusted volume weighted average price of S\$1.3805 per Unit for trades done on the full Market Day<sup>2</sup> on 25 January 2010. The Private Placement was oversubscribed and saw strong participation from new and existing institutional investors from Asia, Australia, Europe and the United States.

The gross proceeds from the Private Placement amount to S\$182.2 million. The net proceeds from the Private Placement amount to approximately S\$177.8 million, after deducting the financial advisory commission, underwriting and selling commission and professional and other fees and expenses to be incurred by FCT in connection with the Private Placement.

The trading of the New Units on the SGX-ST is currently expected to commence at 2.00 p.m. on 4 February 2010.

---

1 "Units" refers to units representing an undivided interest in FCT.

2 "Market Day" refers to a day on which the SGX-ST is open for securities trading.

Frasers Centrepoint Asset Management Ltd  
(Company registration no. 200601347G)  
(as manager of Frasers Centrepoint Trust)

Anthony Cheong Fook Seng  
Company Secretary  
27 January 2010

## **IMPORTANT NOTICE**

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FCT and the Manager is not necessarily indicative of the future performance of FCT and the Manager.