



(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

Financial Statements Announcement

For the financial period 1 October 2008 to 31 December 2008

Frasers Centrepoint Trust ("FCT") is a real estate investment trust ("REIT") constituted by the Trust Deed entered into on 5 June 2006 between Frasers Centrepoint Asset Management Ltd., as the Manager of FCT, and HSBC Institutional Trust Services (Singapore) Limited, as the Trustee of FCT. FCT was listed on the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 5 July 2006.

FCT's property portfolio comprises three suburban retail properties in Singapore, namely Causeway Point, Northpoint and Anchorpoint (the "Properties"). The Properties are strategically located in Woodlands, Yishun and Queenstown and have a large diversified tenant base, covering a wide variety of trade sectors.

FCT holds a 31.06% stake in Hektar Real Estate Investment Trust ("H-REIT"). H-REIT, an associate of FCT, is a retail-focused retail REIT in Malaysia listed on the Main Board of Bursa Malaysia Securities Berhad. Its property portfolio comprises Subang Parade in Selangor, Mahkota Parade in Melaka and Wetex Parade in Muar, Johor.

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1(a) Income statements together with comparatives for corresponding periods in immediately preceding financial year.

1(a)(i) Statement of Total Return (1Q December 2008 vs 1Q December 2007)

	Actual 1/10/08 to 31/12/08	Actual 1/10/07 to 31/12/07	Increase / (Decrease)
	S\$'000	S\$'000	%
Gross rent	16,687	17,543	(4.9%)
Other revenue	2,795	2,581	8.3%
Gross revenue	19,482	20,124	(3.2%)
Property manager's fee	(729)	(770)	(5.3%)
Property tax	(1,829)	(1,461)	25.2%
Maintenance expenses	(2,525)	(2,593)	(2.6%)
Other property expenses	(1,570)	(1,363)	15.2%
Property expenses	(6,653)	(6,187)	7.5%
Net property income	12,829	13,937	(8.0%)
Interest income	4	56	(92.9%)
Borrowing costs	(2,618)	(3,008)	(13.0%)
Trust expenses	(291)	(391)	(25.6%)
Manager's management fees	(1,492)	(1,492)	-
Net income	8,432	9,102	(7.4%)
Unrealised loss from fair valuation of derivatives ^(a)	(3,684)	-	NM
Share of associate's results – operations ^(b)	1,008	878	14.8%
Total return for the period before tax	5,756	9,980	(42.3%)
Taxation ^(c)	-	-	NM
Total return for the period after tax	5,756	9,980	(42.3%)

Footnotes:

NM – Not meaningful

- (a) This relates to unrealised loss arising from fair valuation of interest rate swaps for the hedging of \$100 million of the mortgage loan. It has no impact on distributable income.
- (b) The result of H-REIT was equity accounted for based on its result for the preceding quarter, net of 20% withholding tax. Amount inclusive of the following:
- (i) Difference in the actual result and the result equity accounted for in the preceding quarter ended 30 September 2008; and
 - (ii) The result equity accounted for the quarter ended 31 December 2008. This was estimated based on H-REIT's result for the quarter ended 30 September 2008, the latest publicly available result.
- (c) Taxation expense is nil since 100% of the taxable income available for distribution to unitholders will be distributed. The Tax Ruling grants tax transparency to FCT on its taxable income that is distributed to unitholders such that FCT would not be taxed on such taxable income.

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1(a)(ii) Distribution Statement (1Q December 2008 vs 1Q December 2007)

	Actual 1/10/08 to 31/12/08	Actual 1/10/07 to 31/12/07	Increase / (Decrease)
	S\$'000	S\$'000	%
Net income	8,432	9,102	(7.4%)
Net tax adjustments (Note A)	1,211	1,281	(5.5%)
Distribution from associate ^(a)	789	715	10.3%
Income currently available for distribution	10,432	11,098	(6.0%)
Distribution to Unitholders ^(b)	10,432	9,988	4.4%
Note A			
Net tax adjustments relate to the following non-tax deductible items:			
Amortisation of upfront fee for credit facilities	71	71	-
Manager's management fees payable in units	972	970	0.2%
Trustee's fees	55	52	5.8%
Temporary differences and other adjustments	113	188	(39.9%)
Net tax adjustments	1,211	1,281	(5.5%)

Footnotes:

- (a) Being net income received from investment in H-REIT during the period.
(b) FCT will be distributing 100% (2007: 90%) of its income available for distribution.

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1(b) Balance Sheet together with comparatives as at end of immediately preceding financial year

1(b)(i) Balance Sheet as at 31 December 2008

	Actual 31/12/08	Actual 30/9/08
	S\$'000	S\$'000
Non-current assets		
Investment properties ^(a)	1,067,564	1,063,000
Fixed assets	113	118
Investment in associate ^(b)	56,052	55,833
Total non-current assets	1,123,729	1,118,951
Current assets		
Trade and other receivables	2,538	2,465
Cash and cash equivalents	3,100	5,618
Total current assets	5,638	8,083
Total assets	1,129,367	1,127,034
Current liabilities		
Trade and other payables ^(c)	(22,206)	(18,536)
Current portion of security deposits	(5,124)	(5,628)
Deferred income - current	(561)	(561)
Borrowings - current ^(d)	(62,000)	(57,500)
Total current liabilities	(89,891)	(82,225)
Non-current liabilities		
Borrowings	(260,000)	(260,000)
Non-current portion of security deposits	(15,410)	(14,773)
Deferred income	(619)	(619)
Deferred tax liabilities ^(e)	(2,182)	(2,182)
Total non-current liabilities	(278,211)	(277,574)
Total liabilities	(368,102)	(359,799)
Net assets	761,265	767,235
Unitholders' funds ^(f)	765,366	771,336
Translation reserve ^(b)	(4,101)	(4,101)
Unitholders' funds and reserves	761,265	767,235

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Footnotes:

- (a) The Properties are stated at valuation performed by independent professional valuers as at 30 September 2008, adjusted for subsequent capitalised capital expenditure.
- (b) Amount relates to 99.4 million units held in H-REIT stated at cost adjusted for translation difference, and share of associate's results (net of 20% withholding tax) less distributions received. The market value of FCT's investment in H-REIT based on its closing price as at 31 December 2008 of RM 0.77, was S\$31.8 million (translated at S\$1 = RM 2.4097). No adjustment had been made to the carrying value, as the Manager is of the view that there is no permanent impairment.
- (c) Included in the balance as at 31 December 2008 was a payable relating to the fair value of interest rate swaps of \$4.7 million (30 September 2008: \$1.0 million). The fair value changes are recognised in the statement of total returns.
- (d) \$4.5 million short term unsecured bank facilities was drawn down during the quarter to finance the additions and alteration work.
- (e) Amount relates to deferred tax on revaluation surplus of the Properties.
- (f) Please refer to the statement of changes in unitholders' funds as shown in 1(d)(i) for details.

1(b)(ii) Aggregate Amount of Borrowings (as at 31 December 2008 vs 30 September 2008)

	31/12/08		30/9/08	
	Secured	Unsecured	Secured	Unsecured
	S\$'000	S\$'000	S\$'000	S\$'000
Amount repayable in one year or less, or on demand ⁽¹⁾	-	62,000	-	57,500
Amount repayable after one year ⁽²⁾	260,000	-	260,000	-

Footnotes:

1. Short term unsecured bank facilities from Oversea-Chinese Banking Corporation Limited and DBS Bank were obtained for the primary purpose of financing investment in H-REIT and capital expenditure.
2. FCT has in place a S\$260 million mortgage loan facility (the "Loan"), granted under a S\$1 billion multicurrency secured medium term note programme. The expected maturity date of the Loan falls in July 2011. The Loan is secured on the following:
- a debenture creating fixed and floating charges over the assets of FCT relating to the Properties;
 - a mortgage over the Properties;
 - an assignment of the rights, title and interest of FCT in and to the insurances effected over the Properties;
 - an assignment of the rights, title and interest of FCT in and to the rental proceeds arising from or in connection with the Properties;
 - an assignment of the rights, title and interest of FCT in and to all moneys standing to the credit of the bank accounts maintained by FCT in connection with the Properties;
 - an assignment of the rights, title and interest of FCT in and to the property management agreements relating to the Properties; and
 - an assignment of the rights, title and interest of FCT in and to the Northpoint Co-operation Agreement dated 5 July 2006 between FCT and Yishun Development Pte Ltd in connection with the construction and completion of the works linking the Northpoint Shopping Centre to the new building to be erected on the land adjacent thereto.

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1(c) Cash Flow Statement (1Q December 2008 vs 1Q Dec ember 2007)

	Actual 1/10/08 to 31/12/08	Actual 1/10/07 to 31/12/07
	S\$'000	S\$'000
Operating activities		
Total return before tax	5,756	9,980
Adjustments for:		
Borrowings costs	2,618	3,008
Interest income	(4)	(56)
Manager's management fees paid in units	972	970
Unrealised loss from fair valuation of derivatives	3,684	-
Share of associate's results	(1,008)	(878)
Depreciation	7	6
Operating profit before working capital changes	12,025	13,030
Changes in working capital		
Trade and other receivables	(142)	178
Trade and other payables	3,817	(2,643)
Cash flows generated from operating activities	15,700	10,565
Investing activities		
Distribution received from associate	789	715
Interest received	4	56
Capital expenditure on investment properties	(8,127)	(1,618)
Acquisition of fixed assets	(2)	(1)
Cash flows used in investing activities	(7,336)	(848)
Financing activities		
Borrowings costs paid	(2,644)	(3,253)
Proceeds from borrowings	4,500	-
Distribution to unitholders	(12,738)	(10,317)
Cash flows used in financing activities	(10,882)	(13,570)
Net decrease in cash and cash equivalents	(2,518)	(3,853)
Cash and cash equivalents at beginning of the period	5,618	15,546
Cash and cash equivalents at end of the period	3,100	11,693

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1(d)(i) Statement of Changes in Unitholders' Funds (1Q December 2008 vs 1Q December 2007)

	Actual 1/10/08 to 31/12/08 S\$'000	Actual 1/10/07 to 31/12/07 S\$'000
Balance at the beginning of period	771,336	715,257
Increase in net assets resulting from operations	5,756	9,980
Unitholders' transactions		
Creation of units		
Manager's management fees paid in units	1,012	935
Distribution to Unitholders	(12,738)	(10,317)
Net decrease in net assets resulting from unitholders' transaction	(11,726)	(9,381)
Unitholders' funds as at end of period	765,366	715,855

1(d)(ii) Details of Changes in Issued and Issuable Units (1Q December 2008 vs 1Q December 2007)

	Actual 1/10/08 to 31/12/08 Units	Actual 1/10/07 to 31/12/07 Units
Issued units at the beginning of the period	620,204,194	617,212,469
Issue of new units:		
As payment of Manager's management fees ^(a)	1,169,994	596,051
Total issued units	621,374,188	617,808,520
Units to be issued:		
As payment of Manager's management fees ^(b)	1,537,804	694,326
Total issued and issuable units	622,911,992	618,502,846

Footnotes:

- (a) These were units issued to the Manager as partial satisfaction of Manager's management fee for quarter ended 30 September 2008 and quarter ended 30 September 2007, which were issued in October 2008 and October 2007 respectively.
- (b) These were units issued to the Manager as partial satisfaction of Manager's management fee for quarter ended 31 December 2008 (to be issued in January 2009), and quarter ended 31 December 2007 (which were issued in January 2008) respectively.

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- 2 Whether the figures have been audited or reviewed and in accordance with which standard (eg. the Singapore Standard on Auditing 910 (Engagement to Review Financial Statements), or an equivalent standard)**

The figures have neither been audited nor reviewed by the 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 recently audited annual financial statements have been applied.**

FCT has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the year ended 30 September 2008.

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

Not applicable.

- 6 Earnings per unit ("EPU") and Distribution per unit ("DPU") for the financial period (1Q December 2008 vs 1Q December 2007)**

	Actual 1/10/08 to 31/12/08	Actual 1/10/07 to 31/12/07
Weighted average number of units in issue	621,374,188	617,808,520
Total return for the period after tax ^(a) (\$'000)	5,756	9,980
EPU based on weighted average number of units in issue (cents)	0.93	1.62
Total number of issued and issuable units at end of period ^(b)	622,911,992	618,502,846
Distribution to unitholders ^(c) (\$'000)	10,432	9,988
DPU based on the total number of units entitled to distribution (cents)	1.67	1.61

Footnotes:

- (a) As shown in 1(a)(i).
- (b) As shown in 1(d)(ii).
- (c) As shown in 1(a)(ii). DPU for the quarter ended 31 December 2008 is based on 100% (2007: 90%) of FCT's income available for distribution to Unitholders.

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7 Net asset value ("NAV") per unit:-

	Actual 31/12/08^(a)	Actual 30/9/08^(b)
NAV per unit (S\$)	1.22	1.23

Footnotes:

- (a) The number of units used for computation of actual NAV per unit as at 31 December 2008 is 622,911,992. This comprises:
- (i) 621,374,188 units in issue as at 31 December 2008; and
 - (ii) 1,537,804 units issuable to the Manager in January 2009, representing 65% of Manager's management fee payable for the quarter ended 31 December 2008.
- (b) The number of units used for computation of actual NAV per unit as at 30 September 2008 is 621,374,188. This comprises:
- (i) 620,204,194 units in issue as at 30 September 2008; and
 - (ii) 1,169,994 units issued to the Manager in October 2008, representing 65% of the Manager's management fees payable for the quarter ended 30 September 2008.

8 A review of the performance

Gross revenue for the quarter ended 31 December 2008 was S\$19.5 million, a decrease of S\$0.6 million or 3.2% over the corresponding period last year, mainly due to the planned vacancies at Northpoint as part of the additions and alteration work to re-position the mall. The decrease was partially offset by the higher rental rates for new and renewed leases achieved in Causeway Point and higher turnover rent.

FCT continued to make positive rental reversions with the bulk of the rentals of new and renewed leases during the quarter contributed by Causeway Point which showed an average increase of 18.9% from the preceding period. The occupancy rate had improved from 87.7% as at 30 September 2008 to 88.7%.

Actual property expenses for the quarter ended 31 December 2008 were S\$6.7 million, higher than the previous corresponding period by S\$0.5 million or 7.5%, mainly due to higher property tax and staff costs. Net property income for the quarter ended 31 December 2008 was S\$12.8 million, which is S\$1.1 million or 8.0% lower than same period last year.

Non-property expenses net of interest income for the quarter ended 31 December 2008 were S\$0.4 million lower than the corresponding period last year, mainly due to savings from the interest rate swaps.

Total return included unrealised loss arising from fair valuation of interest rate swaps of \$3.7 million and share of associate's results from operations of \$1.0 million.

Income available for distribution for the current quarter is S\$10.4 million, which is S\$0.6 million lower compared to the preceding year.

9 Variance between forecast and the actual result.

Not applicable.

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10 Commentary on the 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.

Singapore's GDP is estimated to have grown by 1.2% in 2008, lower than 7.7% in 2007 and the forecast of around 2.5% announced in November 2008. Singapore's GDP growth is likely to be -5.0% to -2.0% in 2009.

FCT's property portfolio is suburban in nature, located next to key transportation hubs, catering to local/regional needs where there are no or limited alternative shopping choices. Suburban malls have their own population catchment. During the current economic conditions, FCT's portfolio of suburban malls will likely provide defensive cashflow. The return to full operations of Northpoint with the completion of its asset enhancement works will further improve performance.

11 DISTRIBUTIONS

11(a) Current financial period

Any distribution declared for the current period?	Yes
Name of distribution	Distribution for the period from 1 October 2008 to 31 December 2008
Distribution Type	a) Taxable income b) Tax-exempt income
Distribution Rate	a) Taxable income distribution - 1.61 cents per unit b) Tax-exempt income distribution – 0.06 cents per unit
Par value of units	Not meaningful
Tax Rate	<u>Taxable income distribution</u> Individuals who hold the units as investment assets and not through a partnership in Singapore will receive pre-tax distributions. These distributions are tax-exempt at the individuals' level. Individuals who hold the units as trading assets or individuals who hold units through a partnership in Singapore will receive pre-tax distributions. These distributions will however be subject to tax at the individuals' level at their applicable income tax rates. Qualifying unitholders will receive pre-tax distributions. These distributions will however be subject to tax at their applicable income tax rates. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 18% (or such applicable rate). <u>Tax-exempt income distribution</u> Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to the net income from the investment in H-Reit.

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11(b) Corresponding period of the immediate preceding financial period

Any distribution declared for the previous corresponding period?	Yes
Name of distribution	Distribution for the period from 1 October 2007 to 31 December 2007
Distribution Type	a) Taxable income b) Tax-exempt income
Distribution Rate	a) Taxable income distribution - 1.56 cents per unit b) Tax-exempt income distribution – 0.05 cents per unit
Par value of units	Not meaningful
Tax Rate	<u>Taxable income distribution</u> Individuals who hold the units as investment assets and not through a partnership in Singapore will receive pre-tax distributions. These distributions are tax-exempt at the individuals' level. Individuals who hold the units as trading assets or individuals who hold units through a partnership in Singapore will receive pre-tax distributions. These distributions will however be subject to tax at the individuals' level at their applicable income tax rates. Qualifying unitholders will receive pre-tax distributions. These distributions will however be subject to tax at their applicable income tax rates. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. All other investors will receive their distributions after deduction of tax at the rate of 18%. <u>Tax-exempt income distribution</u> Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to the net income from the investment in H-Reit.

11(c) Date payable	27 February 2009
11(d) Books closure date	4 February 2009 5 pm
11(e) Unitholders must complete and return Form A or Form B, as applicable	By 16 February 2009 5 pm

12 If no dividend has been declared/ recommended, a statement to that effect.

Not applicable.

BY ORDER OF THE BOARD
Anthony Cheong Fook Seng
Company Secretary
23 January 2009

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CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

To the best of our knowledge, nothing has come to the attention of the Directors which may render the financial results to be false or misleading. Based on our knowledge, the financial statements and other financial information included in this report, present fairly in all material respects the financial condition, results of operations and cash flows of Frasers Centrepoint Trust as of, and for, the periods presented in this report.

On behalf of the Board
Frasers Centrepoint Asset Management Ltd
(Company registration no. 200601347G)
(as Manager for FRASERS CENTREPOINT TRUST)

Christopher Tang Kok Kai
Director

Anthony Cheong Fook Seng
Director

Important Notice

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

Investors 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.

The past performance of FCT is not necessarily indicative of the future performance of FCT.