



(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
Asset Valuation Announcement

The Board of Directors of Frasers Centrepoint Asset Management Ltd., as the manager of Frasers Centrepoint Trust ("FCT"), wishes to announce that independent valuation of Causeway Point, Northpoint and Anchorpoint (collectively, the "Properties") has been completed.

The valuation as at 30 September 2009 of each of the Properties was conducted by Jones Lang LaSalle Property Consultants Pte Ltd. The valuation was approved by the Board of Directors on 22 October 2009, and will be reflected in the financial statements of FCT for the year ended 30 September 2009.

The valuation details are as follows:

Properties	Valuation as at 30 September 2009	Book Value as at 30 September 2009	Surplus
	(S\$'million)	(S\$'million)	(S\$'million)
Causeway Point	714.0	710.0	4.0
Northpoint	318.0	317.1	0.9
Anchorpoint	68.0	67.0	1.0
Total	1,100.0	1,094.1	5.9

The valuation reports of the Properties are available for inspection at the company's registered office during business hours for three months from today.

Frasers Centrepoint Asset Management Ltd.
(as Manager of Frasers Centrepoint Trust)

Anthony Cheong Fook Seng
Company Secretary
22 October 2009

Important Notice

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 will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the "SGX-ST"). It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The 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.