

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

NOTICE OF ADVANCED DISTRIBUTION BOOKS CLOSURE & DISTRIBUTION PAYMENT DATES

NOTICE IS HEREBY GIVEN that, pursuant to the Private Placement (as defined herein), the board of directors of Frasers Centrepoint Asset Management Ltd, in its capacity as manager of Frasers Centrepoint Trust (“**FCT**”, and as manager of FCT, the “**Manager**”), wishes to announce that the Transfer Books and Register of Unitholders of FCT will be closed at **5.00 p.m.** on **3 February 2010** (the “**Advanced Distribution Books Closure Date**”) to determine entitlements of holders of Units (“**Unitholders**”) to FCT’s distributable income for the period from 1 January 2010 to the day immediately preceding the date on which the new units in FCT (“**New Units**”) are issued in connection with the private placement (the “**Private Placement**”) pursuant to section 302C of the Securities and Futures Act, Chapter 289 of Singapore, of 137.0 million New Units (the “**Advanced Distribution**”). The New Units are expected to be issued on 4 February 2010.

Unitholders with Units in their securities accounts with The Central Depository (Pte) Limited as at the Advanced Distribution Books Closure Date will be entitled to the Advanced Distribution (which is currently expected to be paid on or about **15 March 2010**).

The next distribution following the Advanced Distribution will comprise FCT’s distributable income for the period from the day the New Units are issued under the Private Placement to 31 March 2010. Quarterly distributions will resume thereafter.

The current expectation of the Manager is that the quantum of distribution per Unit in FCT under the Advanced Distribution will be approximately 0.71 cents¹.

The actual quantum of the distribution per Unit under the Advanced Distribution will be announced on a later date after the management accounts of FCT for the relevant period have been finalised.

FCT’s current policy is to distribute its distributable income on a quarterly basis to Unitholders. For the avoidance of doubt, holders of Existing Units will receive FCT’s distributable income for the

1 The estimated distribution for the period from 1 January 2010 to the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement is based on the Manager’s estimate of FCT’s revenue and expenses for the relevant period.

period from 1 October 2009 to 31 December 2009². The New Units will not be entitled to participate in the distribution of any distributable income accrued by FCT prior to the date of issue of the New Units, including the distributable income accrued for the period from 1 October 2009 to 31 December 2009. The New Units will, upon issue, rank *pari passu* in all respects with the Existing Units³, including the right to any distributable income from the day the New Units are issued as well as all distributions thereafter.

DECLARATION FOR SINGAPORE TAX PURPOSES

A Taxable Income Distribution

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 received their distributions after deduction of tax at the rate of 10% provided the Singapore Government extends the 10% tax rate concession to distributions made after 17 February 2010. If the tax concession period is not extended, qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 17%.

All other investors will receive their distributions after the withholding of tax at the rate of 17%.

B Tax-Exempt Income Distribution

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 Hektar Real Estate Investment Trust.

Important Reminder

Unitholders and depository agents must complete and return the "*Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)*", respectively to the Unit Registrar's office by **5.00 p.m. on 26 February 2010** in order to receive the Advanced Distribution net of applicable tax (if any) in accordance with the details as stated in the section "Declaration for Singapore Tax Purposes" in this announcement.

2 The Transfer Books and Register of Unitholders will be closed on 3 February 2010 for purposes of determining Unitholders' entitlements to the FCT's distributable income for the period from 1 October 2009 to 31 December 2009, and such distribution will be paid to Unitholders on 26 February 2010.

3 "**Existing Units**" refers to the Units in issue on the day immediately prior to the date on which the New Units are issued under the Private Placement.

Important Dates and Times

Date / Deadline	Event
5.00 p.m., 3 February 2010	Closure of FCT's Transfer Books and Register of Unitholders
5.00 p.m., 26 February 2010	Unitholders and depository agents must have completed and returned Form A or Form B, as applicable, to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
On or around 15 March 2010	Payment of distribution

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

Anthony Cheong Fook Seng
Company Secretary
26 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.