

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

### **DETAILS OF ADVANCED DISTRIBUTION IN CONNECTION WITH FRASERS CENTREPOINT TRUST ("FCT") PRIVATE PLACEMENT**

Further to the "Notice of Books Closure & Distribution Payment Dates" in relation to an advanced distribution announced on 26 January 2010 to be made for the period from 1 January 2010 to 3 February 2010, in connection with the private placement of 137.0 million new units in FCT ("**New Units**") at an issue price of S\$1.33 per New Unit (the "**Private Placement**"), the board of directors of Frasers Centrepoint Asset Management Ltd, in its capacity as manager of FCT (the "**Manager**"), is pleased to announce that it has declared an advanced distribution (the "**Advanced Distribution**") of 0.73 cents per unit in FCT in issue on 3 February 2010 ("**Existing Units**"), comprising a taxable income component of 0.73 cents per Existing Unit and a tax exempt income component of 0 cents per Existing Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited were credited with units in FCT ("**Units**") as at 5.00 pm on 3 February 2010 will be entitled to the Advanced Distribution, which will be paid on **Monday 15 March 2010**. For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to the Advanced Distribution.

For further details relating to the declaration for Singapore Tax purposes concerning the Advanced Distribution, please refer to the announcement dated 26 January 2010. The next distribution will be for the period from 4 February 2010 to 31 March 2010. Quarterly distributions will resume thereafter.

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

Anthony Cheong Fook Seng  
Company Secretary  
19 February 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 Singapore Exchange Securities Trading Limited (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.