

## **SGX-ST Announcement**

For immediate release

### **Frasers Commercial Trust secures refinancing of debt**

**Singapore, 30 June 2009** – Frasers Centrepont Asset Management (Commercial) Ltd. (the “**Manager**”), as the Manager of Frasers Commercial Trust (“**FCOT**”), wishes to announce that offers of finance have been accepted for two new facilities totalling S\$675.0 million.

British and Malayan Trustees Limited (“**the Trustee**”) as trustee of FCOT, has received and accepted commitment letters for two transferable term loan facilities of up to S\$500.0 million and up to A\$150.0 million (S\$175.0 million<sup>1</sup>) (respectively, the “**SGD Facility**” and the “**AUD Facility**”, collectively the “**Refinancing Facilities**”). The Refinancing Facilities are each for a term of three years from the date of draw down.

DBS Bank Ltd, Oversea-Chinese Banking Corporation Limited, Standard Chartered Bank and Commonwealth Bank of Australia, Singapore Branch have been appointed mandated lead arrangers for the SGD Facility. The interest rate for the SGD facility will be the Singapore swap offer rate (“**SOR**”) plus a margin of 2.65% (excluding upfront fees).

For the AUD Facility, Commonwealth Bank of Australia, Singapore Branch has been appointed mandated lead arranger. The interest rate for the AUD facility will be the bank bill swap bid rate (“**BBSY**”) plus a margin of 2.65% (excluding upfront fees).

The Refinancing Facilities are granted subject to, inter alia, the completion of the recapitalisation of FCOT via the proposed Transactions<sup>2</sup>, as announced today by the Manager, and completion of relevant documentation. The Refinancing Facilities will therefore not be made available to the Trustee if the recapitalisation of FCOT is not completed.

The Refinancing Facilities, along with a portion of the Rights Issue<sup>2</sup> proceeds, will be utilised to repay a significant amount of FCOT’s outstanding debt, including all the debt that is maturing in 2009. Furthermore, upon completion of the Transactions and utilisation of the Refinancing Facilities as aforesaid, FCOT will have no debt maturing until 2012.

The SGD Facility will be secured by Singapore assets, namely KeyPoint, 55 Market Street, China Square Central and Alexandra Technopark (upon completion of the Transactions), and the AUD Facility will be secured by Australian assets, namely interests in Central Park and Caroline Chisholm Centre. This is to achieve a closer matching of loan currency against collateral and reduce foreign currency exposure.

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<sup>1</sup> Based on an exchange rate of A\$1.00 = S\$1.1665.

<sup>2</sup> As defined and described in the FCOT’s SGX-ST announcement 30 June 2009.

Further announcement will be made upon completion of the relevant documentation for the Refinancing Facilities.

Frasers Centrepoint Asset Management (Commercial) Ltd

(Company Registration No: 200503404G)  
As manager of Frasers Commercial Trust

Anthony Cheong Fook Seng  
Company Secretary  
30 June 2009

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### **About Frasers Commercial Trust**

Frasers Commercial Trust (“FCOT”, SGX-ST: FrasersComm) is a commercial real estate investment trust (REIT) focused on growing shareholder value for its unitholders through active asset management, sound financial management and strategic investments. FCOT is sponsored by Frasers Centrepoint Limited (FCL).

FCOT invests primarily in quality income-producing commercial properties and its current portfolio includes nine quality commercial buildings located in Singapore, Australia and Japan. As at 31 March 2009, the portfolio represented a combined appraised value of approximately S\$1.5 billion.

FCOT, formerly known as Allco Commercial REIT, was listed on the Main Board of Singapore Exchange Securities Trading Limited (SGX-ST) on 30 March 2006.

On 14 August 2008, Frasers Centrepoint Limited acquired the manager of FCOT and units in FCOT and renamed the manager of FCOT, Frasers Centrepoint Asset Management (Commercial) Ltd.

For more information on FCOT, please visit [www.fraserscommercialtrust.com](http://www.fraserscommercialtrust.com)

### **About Frasers Centrepoint Limited**

FCL, a wholly-owned subsidiary of Fraser and Neave, Limited (F&NL), is a leading Singapore-based property company with a strong global foothold in residential, commercial and hospitality projects.

Under the stewardship of F&NL, FCL’s business has evolved from being the owner and operator of a single shopping centre to property development, property management, and asset and fund management of commercial properties (Frasers Centrepoint Commercial), residential homes (Frasers Centrepoint Homes), serviced apartments (Frasers Hospitality) and property trusts (Frasers Centrepoint Asset Management). Frasers Property, the international property arm of FCL, develops world-class projects in UK, Australia, New Zealand, Thailand, China and Vietnam.

For more information on FCL, please visit [www.fraserscentrepoint.com](http://www.fraserscentrepoint.com)

### **About Fraser and Neave, Limited**

F&NL is a leading Asia Pacific Consumer Group with expertise and dominant standing in the Food & Beverage, Property and Publishing & Printing industries.

Leveraging on its strengths in marketing and distribution; research and development; brands and financial management; as well as years of acquisition experience, F&NL provides key resources and sets strategic directions for its subsidiary companies across all three industries.

Listed on the SGX-ST, F&NL ranks as one of the most established and successful companies in the region with an impressive array of renowned brands that enjoy strong market leadership. It has shareholders’ funds of over S\$5 billion and total assets employed over S\$13 billion. F&NL is present in over 20 countries spanning Asia Pacific, Europe and USA and employs over 18,000 people worldwide.

For more information on F&NL, please visit [www.fraserandneave.com](http://www.fraserandneave.com)

## **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 and 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 SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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