

SGX-ST Announcement

For immediate release

Receipt of In-Principle Approval to Extend the Lease of Lot 534W TS 15 at 371 Beach Road (Keypoint)

Singapore, 12 September 2011 – Frasers Centrepont Asset Management (Commercial) Ltd., in its capacity as manager of Frasers Commercial Trust (“**FCOT**”, and as manager of FCOT, the “**Manager**”), wishes to announce that the Singapore Land Authority has granted in-principle approval to extend the lease of Lot No. 534W TS15 (“**Lease Extension**”) to a fresh 99 year lease, subject to, among other things, the following key terms and conditions:

- the site to be redeveloped to a commercial and residential development as stipulated in the Outline Planning Permission of 12 August 2011 (the “**OPP**”) granted by Urban and Redevelopment Authority of Singapore (“**URA**”) (as announced on 15 August 2011);
- a formal application for the lease extension be made after the provisional/ written permission has been granted by the URA for the commercial and residential development; and
- making the necessary payments in respect of the lease upgrade.

The application for the Lease Extension was carried out concurrently with the application to the URA for the OPP and as part of the Manager’s regular asset management review, to identify the assets of FCOT which could potentially be enhanced and value optimised. The Manager is currently evaluating the terms and conditions of the Lease Extension and is exploring all options with regard to the Property, which may include, but not be limited to, the sale of the Property, its redevelopment or the retention of the Property as an office building. The exploration of the options may require other regulatory approvals and a decision has not been arrived at this point in time.

As there is no certainty of any of the options materialising, unitholders of FCOT are advised to exercise caution in the trading of units in FCOT. The Manager will make an announcement to Singapore Exchange Securities Trading Limited of any material development of this matter as and when appropriate.

Frasers Centrepont Asset Management (Commercial) Ltd
(Company Registration No: 200503404G)
As manager of Frasers Commercial Trust

Anthony Cheong Fook Seng
Company Secretary
12 September 2011

For further information, kindly contact:

Jimmy Hui

Senior Analyst, Asset Management & Investor Relations
Frasers Centrepoint Asset Management (Commercial) Ltd

Tel: +65 6277 2506

Email: jimmy.hui@fraserscentrepoint.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.