

SGX-ST Announcement

For immediate release

Notice of Books Closure and Distribution Payments Date

Singapore, 22 April 2010 – Frasers Centrepoint Asset Management (Commercial) Ltd (“**Manager**” or “**FCAMCL**”), the manager of Frasers Commercial Trust (“**FCOT**”, SGX:FrasersComm) is pleased to announce that it has instructed British and Malayan Trustees Limited as trustee of FCOT (“**Trustee**”) to pay distributions in respect of ordinary units (“**Units**”) and Series A convertible perpetual preferred units (“**CPPUs**”) for the period from 1 October 2009 to 31 March 2010.

The distribution to be paid to Unitholders equates to an aggregate of S\$17.236 million. This equals a distribution of 0.5619 cents per unit in FCOT (“**Unit**”), which represents an annualised distribution yield of 8.0%, based on the Unit closing price as at 22 April 2010 (S\$0.14).

The distribution to be paid to CPPU holders equates to an aggregate of S\$9.393 million. This equals a distribution of 2.7425 cents per CPPU, which represents an annualised distribution yield of 5.5%, based on the issue price of S\$1.00 per CPPU. Pursuant to the non-renounceable offer of CPPUs by FCL Investments Pte Ltd (the “**Vendor**”), completed on 9 March 2010, the Vendor is entitled to receive a pro-rated portion of the CPPU distribution that were transferred for the period from 1 October 2009 to (and including) 8 March 2010, being the day immediately before the transfer of the CPPUs. This pro-rated portion is equivalent to 2.3959 cents per CPPU. The balance of 0.3466 cents per CPPU will be paid to the registered holders of 36,342,116 CPPUs as at the Books Closure Date.

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Registers of Unitholders and CPPU holders of FCOT will close at 5.00 p.m. on Monday, 3 May 2010, (“**Books Closure Date**”) to determine entitlements to the distributions.

Unitholders and CPPU holders whose securities accounts with The Central Depository (Pte) Limited are credited with Units and CPPUs as at 5.00 p.m. on the Books Closure Date will be entitled to the distribution to be paid on Thursday, 27 May 2010.

In relation to the acquisition of Alexandra Technopark under Rule 1015 of the Listing Manual of Singapore Exchange Trading Securities Limited and the issue of new units in FCOT pursuant to the Rights Issue, the sole financial adviser was DBS Bank Ltd. and the joint lead managers and underwriters were DBS Bank Ltd., BNP Paribas, Singapore Branch, Cazenove & Co. (Singapore) Pte. Limited (a Standard Chartered group company)⁽¹⁾ and Oversea-Chinese Banking Corporation Limited.

(1) Cazenove & Co. (Singapore) Pte. Limited is a wholly-owned subsidiary of Cazenove Asia Limited and a Standard Chartered group company. The mark “Cazenove” and marks containing “Cazenove” are trademarks of Cazenove IP Limited and are used under limited licence. Cazenove Asia Limited, its subsidiaries and affiliated companies are now subsidiaries or affiliated companies of Standard Chartered Bank (Hong Kong) Limited, and are not affiliated with JPMorgan Cazenove Limited, Cazenove Inc., or their subsidiaries.

DECLARATION FOR SINGAPORE TAX PURPOSES

The distributions comprise the following:

	Unitholders' distribution	CPPU holders' distribution		Total
	For the period from 1 October 2009 to 31 March 2010	For the period from 1 October 2009 to 8 March 2010	For the period from 9 March to 31 March 2010	
	cents	cents	cents	cents
Taxable income component	0.3980	1.6970	0.2455	1.9425
Tax-exempt income component	0.1639	0.6989	0.1011	0.8000
Total distribution	0.5619	2.3959	0.3466	2.7425

The tax-exempt income component of the distribution is exempt from tax in the hands of all Unitholders and CPPU holders. No tax will be deducted at source from this component of the distribution.

Tax will be deducted at source from the taxable income component of the distribution ("**Taxable Distribution**") in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such Taxable Distribution.

Individuals

Unitholders and CPPU holders who are individuals and who hold Units or CPPUs in their sole names or jointly with other individuals are not required to submit any forms and will receive a gross Taxable Distribution, i.e. no tax will be deducted at source. The Taxable Distribution received by individuals (whether Singapore tax resident or not) is exempt from tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession.

Qualifying Unitholders and CPPU holders

Qualifying Unitholders and CPPU holders (which term, for the avoidance of doubt, does not include individuals) will receive a gross Taxable Distribution, but will have to pay income tax later at their own applicable tax rates. Such Unitholders and CPPU holders must complete a prescribed form to declare their Singapore tax residence status - the "Declaration for Singapore Tax Purposes Form" ("**Form A**"). They will receive Form A from the unit registrar of FCOT, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd. If a Qualifying Unitholder and CPPU holder fails to return Form A or fails to properly complete Form A, the Trustee and the Manager will be obliged to deduct tax at the rate of 17.0% from the Taxable Distribution to such Qualifying Unitholder and CPPU holder.

Qualifying Unitholders and CPPU holders include Singapore incorporated and tax-resident companies. The complete list of Qualifying Unitholders and CPPU holders will be shown on Form A.

CPFIS/SRS Funds

Unitholders who hold Units under the Central Provident Fund Investment Scheme (“**CPFIS**”) or Supplementary Retirement Scheme (“**SRS**”) will receive a gross Taxable Distribution paid to their respective CPFIS or SRS accounts, which is tax-exempt. There is no need for such Unitholders to return any forms.

Foreign (Non-Individual) Unitholders and CPPU holders

Foreign (non-individual) Unitholders and CPPU holders who meet certain conditions will receive their Taxable Distribution net of 10.0% tax. Such Unitholders and CPPU holders must complete Form A to declare their status in relation to these conditions. They will receive Form A from Boardroom Corporate & Advisory Services Pte. Ltd. and will have to complete and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd. The Trustee and the Manager will be obliged to deduct tax at the rate of 17.0% from the Taxable Distribution if Form A is not returned within the stipulated time limit or is not properly completed.

Nominee Unitholders and CPPU holders

Nominees who hold their Units for the benefit of individuals and Qualifying Unitholders and CPPU holders will receive a gross Taxable Distribution. Nominees who hold their Units or CPPUs for the benefit of qualifying foreign (non-individual) investors will receive a Taxable Distribution net of 10.0% tax. This is provided the nominees furnish certain particulars of the beneficiaries to the Trustee and the Manager. These particulars are to be provided together with a declaration by the nominees of the status of the beneficiaries.

Nominees will receive the “Declarations by Depository Agents for Singapore Tax Purposes Form” (“**Form B**”) from Boardroom Corporate & Advisory Services Pte. Ltd. and will have to complete and return Form B to Boardroom Corporate & Advisory Services Pte. Ltd. The Trustee and the Manager will be obliged to deduct tax at the rate of 17.0% from the Taxable Distribution if Form B is not returned within the stipulated time limit or is not properly completed.

Joint Unitholders and CPPU holders and All Other Unitholders and CPPU holders

Unitholders and CPPU holders who hold their Units and/or CPPUs jointly (other than those held jointly by individuals) as well as Unitholders and CPPU holders who do not fall within the categories described above will receive their Taxable Distribution net of 17.0% tax. These Unitholders and CPPU holders do not need to return any forms.

IMPORTANT REMINDER

Last Date and Time for Return of the Forms

Boardroom Corporate & Advisory Services Pte. Ltd. will despatch the relevant forms to Unitholders on or around 5 May 2010.

Unitholders and CPPU holders and depository agents must complete and return Form A or Form B (and its annexes) respectively to the office of Boardroom Corporate & Advisory Services Pte. Ltd. by **5.00 p.m.** on **Thursday, 13 May 2010**, in order to receive the Taxable Distribution either at gross or net (after deduction of tax at 10.0%) as the case may be.

DECLARATION IN INCOME TAX RETURN

The Taxable Distribution is considered as income for the year 2010. Beneficial owners of the Taxable Distribution, other than those who are exempt from tax on the Taxable Distribution or who are entitled to the reduced rate of 10.0%, are required to declare the Taxable Distribution as taxable income in their income tax return for the year of assessment 2011.

IMPORTANT DATES AND TIMES

Monday, 3 May 2010 at 5.00 p.m.	Books Closure Date – closing of the Transfer Books and Registers of Unitholders and CPPU holders of FCOT
By Thursday, 13 May 2010 at 5.00 p.m.	Unitholders and CPPU holders and/or depository agents must have completed and returned Form A or Form B, as applicable, to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
Thursday, 27 May 2010	Payment of distributions to Unitholders and CPPU holders.

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

Anthony Cheong Fook Seng
Company Secretary
22 April 2010

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About Frasers Commercial Trust

Frasers Commercial Trust (FCOT or 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 ten quality office and business space buildings located in Singapore, Australia and Japan. As at 31 March 2010, the portfolio represented a combined appraised value of approximately S\$1.9 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

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

About Fraser and Neave, Limited

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 Singapore Stock Exchange, 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\$5.5 billion and total assets employed of close to S\$14 billion. F&NL is present in over 20 countries spanning Asia Pacific, Europe and the USA and employs about 18,000 people worldwide.

For more information on F&NL, please visit <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.