



(Frasers Centrepoint Trust is 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

NEWS RELEASE

FCT Embarks on Overseas Growth Thrust Through Cornerstone Investment in Hektar REIT and FCL's Strategic Tie-Up with Hektar Group

Highlights

- FCT adds an additional thrust for growth through overseas acquisitions.
- Yield-accretive investment in an underlying portfolio of quality suburban regional malls through Hektar REIT, Malaysia's only pure retail REIT.
- Strategic partnership with Hektar Group provides platform for collaborative joint ventures and leverages on local partner's market knowledge and network for growth in Malaysia.



Singapore, 16 May 2007 – Frasers Centrepoint Asset Management Ltd. ("FCAM"), the Manager of Frasers Centrepoint Trust ("FCT") today announced an acquisition of 27% of Hektar Real Estate Investment Trust ("H-REIT") units. The acquisition of H-REIT units provides FCT with a yield-accretive investment in an underlying portfolio of good quality suburban regional malls. The foray into the Malaysia market marks the addition of Overseas Growth as one of FCT's thrusts for delivering sustainable DPU growth to its Unitholders.

As part of a strategic multi-tiered partnership with the Hektar Group, Frasers Centrepoint Limited ("FCL") will acquire 40% of Hektar Asset Management Sdn Bhd (the manager for H-REIT). There will also be potential for future collaboration between FCL and the Hektar Group in real estate projects to provide acquisition growth opportunities for H-REIT. In addition, FCT and H-REIT will be able to tap on cross-border operational synergies to gain a variety of benefits such as expanded market power and reach and enhanced ability to cater to the cross-border real estate needs of retailers.

FCT has agreed to purchase 84.6 million units or 27% of the issued units of H-REIT from Hektar Group and certain other parties for a total consideration of RM104.54 million (approximately S\$46.58 million) at RM1.21 per unit. Subject to certain conditions, completion is expected to be on or before 14 June 2007. H-REIT was listed on the Bursa Malaysia in December 2006 and is currently the only Malaysian-listed REIT investing purely in retail assets.

Post acquisition, it is the intention of Hektar Group and FCL to rebrand H-REIT and Hektar Asset Management Sdn Bhd to better reflect the strategic alliance. Further, FCL will have Board and Exco representation in Hektar Asset Management Sdn Bhd.

H-REIT owns a portfolio of two quality suburban retail malls with a total net lettable area of 944,501 sq ft. The retail malls, namely Subang Parade in Selangor and Mahkota Parade in Melaka, house more than 230 major international and domestic retailers and enjoy a combined visitor traffic of more than 279,000 persons per week.

Retail Mall		
Location (Malaysia)	Selangor	Melaka
Tenure	Freehold	99 yr leasehold (Lease expires in 2101)
Appraised Value	RM 290 million	RM 233 million
NPI Yield	8.26%	9.26%
Description	3 Floors, 2 Basement Levels	3 Floors, 1 Basement Level
Net Lettable Area	472,709 sq ft	471,792 sq ft
Primary Trade Area (persons)	705,000	287,273
Occupancy (31 Mar 07)	98.5%	94.1%
Annual Visitors Traffic (2006)	5.9 million	8.6 million
Major Tenants	Parkson Grand, Bata, Toys 'R' Us, TGI Fridays, Kenny Rogers Roasters, Voir, HSL Electrical & Electronics	Parkson Grand, Bonia, Giant, Baleno, Ampang Superbowl, Golden Screen Cinemas, McDonalds

Mr. Christopher Tang, CEO of FCAM said, “H-REIT has a portfolio of well located, good quality suburban regional shopping malls and a substantial acquisition pipeline. This investment is not only yield accretive but is also strategic as it provides FCT a strong platform for entry and growth in the Malaysia market”.

“We see a huge opportunity in the Malaysia retail property market with shopping centre net lettable area per capita lagging behind other developed countries such as USA, Australia and Singapore. This strategic investment in an exciting and dynamic REIT thus positions FCT well to participate in the long-term and substantial growth opportunities in the buoyant Malaysia economy which currently has a relative scarcity of, and hence high demand for, well-located quality malls,” added Mr Tang.

“We are delighted to have FCT take a cornerstone stake in H-REIT, as this is a strong endorsement of H-REIT’s value and growth potential. We are equally delighted to have struck up a strategic partnership with FCL, an established player with an excellent track record in property development, investment and fund management in Singapore and worldwide. We will accelerate our growth through collaborative joint-venture opportunities and by leveraging on our respective domain knowledge, experience and relationships,” said Dato' Jaafar Abdul Hamid, the founder and principal shareholder of the Hektar Group of companies and the Chairman and CEO of Hektar Asset Management Sdn. Bhd.

The investment will be accretive to FCT’s distribution per unit (“DPU”). Based on the Manager’s estimates FCT’s DPU is expected to increase by 0.21 cents on an annualized basis, or 3.5%, over the Projection Year 2007 forecast of 5.85 cents in FCT’s prospectus dated 27 June 2006.

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About Frasers Centrepoint Trust

Frasers Centrepoint Trust ("FCT") is a leading developer-sponsored retail REIT focused on growing shareholder value for its unitholders through active asset management, sound financial management and strategic investments. FCT invests primarily in quality income-producing retail properties and its initial portfolio consists of three quality suburban malls with a combined appraised value of S\$936 million as at 30 September 2006. These well-established malls: Causeway Point, Northpoint and Anchorpoint, enjoy wide captive markets, good connectivity and high occupancy which provide the basis for a strong and sustainable income stream.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 5 July 2006, FCT is managed by Frasers Centrepoint Asset Management Ltd., the real estate asset and fund management division of Frasers Centrepoint Limited.

For more information on FCT, please visit www.fraserscentrepointtrust.com

About Frasers Centrepoint Asset Management

Frasers Centrepoint Asset Management Ltd. ("FCAM") is the real estate asset and fund management division of Frasers Centrepoint Limited ("FCL"). FCAM combines the FCL Group's real estate expertise, global relationships and financial expertise in its asset management services and property funds management. FCAM was incorporated in Singapore under the Companies Act, Chapter 50 of Singapore on 27 January 2006 and is a wholly-owned subsidiary of FCL.

About Frasers Centrepoint Limited

Frasers Centrepoint Limited ("FCL") is a wholly-owned subsidiary of Fraser and Neave, Limited, a leading international and diversified business group.

FCL is one of the fastest growing and most reputable real estate owners and developers in Singapore. It is a multinational company with a strong foothold in property development, property investment and serviced residences in Singapore. In the same industries, FCL also has development projects in overseas markets, such as the PRC, Thailand, Australia, New Zealand and the United Kingdom and serviced residences operating in South Korea, the PRC, Thailand, the Philippines, France and the United Kingdom.

About Fraser and Neave, Limited

Fraser and Neave, Limited ("F&N") is a leading Asia Pacific consumer group with core expertise and dominant standing in the Food and Beverage, Property and Printing & Publishing industries. Leveraging on its strengths in marketing and distribution; research and development; brands and financial management; as well as acquisition experience, it provides key resources and sets strategic directions for its subsidiary companies across all three industries. F&N owns an impressive array of renowned brands that enjoy market leadership across a mix of beer, dairies, soft drinks and beverages; residential properties, retail malls and serviced residences; as well as publishing and printing services.

Listed on the Singapore Exchange Securities Trading Limited, F&N's shareholders' funds are in excess of S\$3 billion, and its total assets employed of more than S\$9 billion. F&N is present in more than 20 countries spanning across Asia Pacific, Europe and USA and employs more than 14,000 employees worldwide.

About Hektar Reit

Hektar Real Estate Investment Trust (“Hektar REIT”) is the first pure-play retail REIT in Malaysia, focused on investing and managing commercial retail properties. Hektar REIT was listed on the Main Board of Bursa Malaysia Securities Berhad in December 2006 and Hektar REIT currently owns under 1 million square feet of retail space in Subang Parade, Selangor and Mahkota Parade, Melaka, valued in excess of RM500 million. The primary objectives of Hektar REIT are to provide Unitholders with sustainable dividend income and to achieve long-term capital appreciation of the Fund.

Hektar REIT is managed by Hektar Asset Management Sdn Bhd, a wholly-own subsidiary of the Hektar Group, which is focused on the development and management of retail shopping centres. The Hektar Group was formed in 2002 with the vision of creating world-class retail shopping centres through the adoption and implementation of international best practices.

For more information, please visit our website at www.hektargroup.com

In relation to the initial public offering of FCT units in July 2006, the joint financial advisors were DBS Bank Ltd. (DBS Bank) and Oversea-Chinese Banking Corporation Limited (OCBC Bank). The joint lead underwriters and bookrunners of the Offering were DBS Bank, OCBC Bank and UBS AG, acting through its business group, UBS Investment Bank.

Important Notice

The value of units (Units) in FCT and the income derived from them, if any, may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager of FCT, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors 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.

The past performance of FCT is not necessarily indicative of the future performance of FCT.