

PRESS RELEASE

For Immediate Release

BRISK & STRONG SALES FOR FRASERS CENTREPOINT'S HIGH-END MARTIN PLACE RESIDENCES DURING SOFT LAUNCH

Singapore, 18 May 2009 – Frasers Centrepoint Homes' high-end condominium Martin Place Residences enjoyed brisk sales over last weekend with 80% of the 100 units sold during the soft launch.

The 302-unit freehold development is located a mere five minutes away from the heart of Orchard Road – Singapore's prime shopping destination – as well as proximity to the CBD and major attractions such as the museums, Fort Canning Park, Singapore River and the upcoming Marina Bay Integrated Resort. Sited on a 8-storey-high elevated land almost the size of two football fields, the 33-storey-twin towers command stunning views of Raffles Place, CBD, Marina Bay and the Singapore Flyer.

Luxurious landscape and facilities

Interested buyers were wowed by the luxurious facilities the condominium offers. Besides generous spaces devoted to lush greenery and vast landscape gardens, Martin Place Residences offers four spa pools, a gymnasium, tennis court and more impressively, an Olympic-sized pool which is rare for projects in this neighbourhood.

Strong take-up rate

The strong take-up can also be attributed to attractive pricing for this freehold development. Its initial 28 units were sold between \$1,700 and \$2,000 psf last year. During the soft launch last weekend, new units were released with prices ranging between \$1,260 and \$1, 700 psf. The profile of these buyers comprised 62% Singaporeans and 38% foreigners and PRs who hailed

from Malaysia, Indonesia, China, India, Korea, Australia and Europe. 80% of these buyers were also private-property owners who saw great value offered by the project.

“We are greatly encouraged by the very strong response to last weekend’s soft launch. The right mix of pricing, an exclusive address, prime location and luxurious facilities of a freehold development appealed to our discerning buyers,” said Frasers Centrepoint Homes Chief Operating Officer, Mr Cheang Kok Kheong.

“To raise exclusivity and enhance accessibility to the CBD and Orchard Road for home owners at Martin Place Residences, Frasers Centrepoint Homes has invested almost \$3 million to build a new road which bears the name of the development, Martin Place ,” added Mr Cheang.

The public can call the showflat hotline at 67350300 for any enquiries.

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About Frasers Centrepoint Limited (www.fraserscentrepoint.com)

Frasers Centrepoint Limited (FCL), a wholly-owned subsidiary of Fraser and Neave Limited, (F&N) is a leading Singapore-based property company with a strong global foothold in property development, property investment, serviced residences and investment funds. Under F&N's stewardship, FCL's business has evolved from a single shopping centre along Orchard Road to a diversified real estate group, comprising:

- Residential homes (Frasers Centrepoint Homes), which ranks among one of Singapore's top-selling residential developer, with over 10,000 homes.
- Shopping centres (Frasers Centrepoint Malls), with a portfolio of eight malls in Singapore – The Centrepoint, Causeway Point, Northpoint, Compass Point, Anchorpoint, YewTee Point, Valley Point & Robertson Walk.
- Real estate asset and fund management (Frasers Centrepoint Asset Management) which launched its 1st retail REIT, Frasers Centrepoint Trust, in July 2006, and its 1st commercial REIT, Frasers Commercial Trust, in Aug 2008
- Serviced apartments (Frasers Hospitality) with gold standard residences in major cities around the globe (London, Paris, Seoul, Bangkok, Glasgow, Manila, Shenzhen, Sydney, Bahrain, Dubai, Nanjing, Shanghai, Beijing, Shekou, Hong Kong, Seoul, Tokyo, Singapore, and Hanoi).
- An international property arm (Frasers Property) developing world-class residential and mixed-use projects in UK, Australia, New Zealand, Thailand, Vietnam and China.

About Frasers Centrepoint Homes (www.fraserscentrepointhomes.com)

Frasers Centrepoint Homes is part of the Frasers Centrepoint Limited group. Since 1999, FCL has been consistently setting high standards in quality homes it has built in both Singapore and overseas markets. It currently ranks among the top-selling developers in the Singapore residential property market. Having built more than 10,000 quality homes, its success is due largely to a mix of strong attributes – choice locations, well-timed marketing and sales launches, attractive pricing and constant product refinement. Frasers Centrepoint Homes' remarkable achievements include the successful launches of high-profile residential projects such as St. Thomas Suites, The Azure (at Sentosa Cove), One Jervois and 8 @ Mount Sophia. Frasers Centrepoint Homes recently scored high values for its excellent design and features. Affirming this emphasis on excellence is the numerous awards the Group has received. An enviable feat of six prestigious Green Mark awards have been accorded to these developments – ClementiWoods Condominium, St. Thomas Suites, One Jervois, One Leicester, The Infiniti and The Azure; a high Construction Quality Assessment System (Conquas) score* of 87.3 for the Côte d'Azur project; and a Bronze award and a Craft award (Best Illustration) for The Raintree in SPH's Ink Awards.

**(developed by the Building and Construction Authority in co-operation with major public sector agencies and various leading industry professional bodies to measure workmanship quality in a completed building)*

For more information, please contact:

Frasers Centrepoint Limited

Mr Elson Poo

Assistant General Manager, Marketing & Sales

DID: (65) 6277 2172

Mobile: (65) 9691 9926

E-mail: elsonpoo@fraserscentrepoint.com

Ms Siew Lay Eng

Manager, Corporate Communications

DID: (65) 6277 2678

Mobile: (65) 9018 1155

E-mail: layeng@fraserscentrepoint.com

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RESIDENCES

Basic Fact Sheet

Project name	:	Martin Place Residences
Official building address	:	No. 2 Martin Place Singapore 237988 No. 6 Martin Place Singapore 237990
Tenure	:	Estate in Fee Simple (Freehold)
Total no. of units	:	302
No. of blocks/storeys	:	2 blocks of 33 storeys
Site area	:	Approx. 12,992.3 sq m / 139,849.1 sq ft
Site Coverage	:	20% (2,613 sq m / 28,116 sq ft, i.e. 80% of the site is used for landscaping)
Expected date of TOP (as per S&P Agreement)	:	31 December 2011
Expected date of legal completion (as per S&P Agreement)	:	31 December 2014
Showflat location	:	Along Martin Place, off Martin Road

Information Summary:

Type		No. of Units	Unit Breakdown	Unit size range (sq ft)
A1 A2	1-BR unit	66	22%	592 – 646
B1 B2	2-BR unit	72	24%	1,044 – 1,163
C1	3-BR unit	54	18%	1,421
C2	3-BR + Study unit	56	18%	1,722
D1 D2	4-BR unit	46	15%	1,894 – 2,002
E1/ E1a E2/ E2a E3/ E3a	5-BR Penthouse	8	3%	3,326 – 3,434
		302	100%	

Facilities:

First Storey Level

- a) Swimming Pool
- b) Children's Pool
- c) Clubhouse with function room, gymnasium and changing rooms
- d) Children's Play Area
- e) Play Pavilion with Lawn
- f) Tennis Court
- g) Spa Pools (2 spa pavilions and 2 spa pavilions with BBQ facilities)
- h) Pool Deck
- i) Grand Pavilion with Kitchen, Barbeque Facility and Lawn

Sky Terrace (14th Storey Level)

- a) Reading Lounge
- b) Yoga Corner
- c) Sky Lounge
- d) Water Garden

Payment Scheme(s):

Progressive Payment Scheme Only.