



## **PRESS RELEASE**

*For Immediate Release*

### **FRASERS CENTREPOINT LAUNCHES CASPIAN CONDOMINIUM AT JURONG LAKE DISTRICT**

***Set amidst a scenic lakeside backdrop, with the MRT a stone's throw away, Caspian's appeal lies largely with its Jurong Lake District location***

**Singapore – 4 February, 2009** – Frasers Centrepoint Homes is ready to launch its latest condominium in the west, Caspian.

Located within the upcoming Jurong Lake District, and a mere 2 minutes' walk from the Lakeside MRT station, Caspian sits on a 99-year leasehold site area of approximately 237,000 sq ft. The plot can yield 712 units. Expected TOP is in 2013.

#### Pent-up demand and attractive pricing

Frasers Centrepoint is optimistic of a good take-up. "Feedback and analysis of our pre-sales surveys have confirmed that there is pent-up demand, especially in the western area" said Frasers Centrepoint Homes Chief Operating Officer, Mr Cheang Kok Kheong. "We have received strong interest from prospective owner-occupiers and even investors, who are now more keen to invest in brick-and-mortar property than risky financial instruments, especially if the property has a great potential upside to it."

"More importantly, our potential buyers will see our price range as attractive and offers value for money," added Mr Cheang.

### Jurong Lake – vibrant hub in the west

The potential upside that Caspian offers - it sits within the Jurong Lake District, a redevelopment master-plan inked out by the government to transform the western district into a massive leisure, business and education hub. The MRT extension of the East-West line from Boon Lay to Tuas and Jurong Industrial area has also enhanced the connectivity of Jurong to the rest of Singapore. When fully developed, the area will have 750,000 sq m of commercial space, creating a potential working population of an additional 40,000. To cater to the increasing demand of these new businesses, and the newer leisure attractions that will be coming up, about 2,800 hotel rooms will be introduced.

“All this will turn Jurong into a vibrant commercial hub, and second only to our CBD,” commented Mr Cheang.

### Close to educational hubs

In addition, Caspian enjoys close proximity to world-renowned tertiary institutions and research hubs like NUS, NTU, One North and the Science Park. New schools coming up within the next 1 - 2 years include the eco-friendly Canadian International School, River Valley High School and the second regional campus of the Institute of Technical Education.

### Interest-Absorption Scheme

One of the perks that homebuyers can look forward to is the Interest Absorption Scheme. “To help ease the home-loan burden for homeowners, Frasers Centrepoint will absorb the interest till TOP,” said Mr Cheang.

Caspian’s public preview will be held over the weekend of 7 & 8 February 2009.

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### **About Frasers Centrepoint Limited ([www.fraserscentrepoint.com](http://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 seven malls in Singapore – The Centrepoint, Causeway Point, Northpoint, Compass Point, Anchorpoint, Valley Point & Robertson Walk.
- Real estate asset and fund management (Frasers Centrepoint Asset Management) which launched its 1<sup>st</sup> retail REIT, Frasers Centrepoint Trust, in July 2006, and its 1<sup>st</sup> 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](http://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)*

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