



PRESS RELEASE

For Immediate Release

STRONG PREVIEW SALES PRECEDE CASPIAN'S OFFICIAL LAUNCH THIS WEEKEND

Singapore, 13 February 2009 – Spurred by the strong take-up in its preview launch last weekend, Frasers Centrepoint Homes prepares to release 200 of its premium units for its official launch of Caspian tomorrow.

The 712-unit development is located a mere 2 minutes away from the Lakeside MRT station, and sits within the Jurong Lakeside District, a new growth area, and the largest commercial hub outside of the city centre.

Strong take-up

Thousands of interested buyers have thronged the project's showflat since it opened its doors for a preview last week. The strong take-up continued steadily throughout the past week, and to date, Caspian has sold all of the 350 units released.

The initial average selling price of \$580 psf saw overwhelming response, and additional units that were subsequently released at \$600 psf were also fully taken up.

More premium-facing units will be released during the official launch and the prices remain unchanged at about \$600 psf on average.

So far, 30% of the buyers have opted for the Interest Absorption Scheme.

Good response and feedback

“Response has been extremely positive. Buyers’ chief reason for their purchase was its proximity to the MRT, the potential upside of the new Jurong Lake District redevelopment, and the attractive pricing,” said Frasers Centrepoint Homes Chief Operating Officer, Mr Cheang Kok Kheong.

“Other than the competitive pricing, we also have comments from buyers on how impressed they were with the project’s overall design, fittings, and spaciousness. Obviously, the location and the proximity to the MRT were also significant factors that affected their purchase decision,” added Mr Cheang.

Buyers that Frasers Centrepoint spoke to also mentioned that they were excited about the redevelopment of Jurong, and believed that this would enhance the value of their property. “Those who were buying for investment purposes said they believe there should be positive returns on their units because of the potential of the area being redeveloped into a massive commercial and leisure hub, while retaining the beauty of the lake and its surrounding greenery.”

Caspian’s official launch will be held over the weekend of 14 and 15 February 2009. Members of the public can call the showflat hotline at 6563 0618 for 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 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 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 – Clementi Woods 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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