**PRESS RELEASE**
*For Immediate Release*

# FCOT revamps Alexandra Technopark to create a new campus environment



Artist's impression of Alexandra Technopark, post-asset enhancement

**Singapore – 23 January 2017** – Frasers Centrepoint Asset Management (Commercial) Ltd ("**FCAMCL**" or the "**Manager**"), the manager of Frasers Commercial Trust ("**FCOT**", SGX: Frasers Com Tr), is pleased to announce the asset enhancement initiative ("**AEI**") for Alexandra Technopark. Estimated to cost S$45 million, the AEI will create a new campus environment that will provide a stimulating and inspiring work environment for the working community at Alexandra Technopark. The AEI will provide Alexandra Technopark with more community-friendly spaces, a refreshed and contemporary look and greater connectivity and integration. To create a more enjoyable workplace environment, new amenities such as an amenity hub, futsal courts, exercise areas, barbeque pits and end-of-trip facilities for cyclists will also be introduced.

Strategically located at the fringe of the Central Business District, Alexandra Technopark is a high-specification development comprising two fully air-conditioned business space buildings with large floor plates of up to 76,000 square feet, which afford high degree of flexibility in space planning and configuration for tenants. The property is well-served by various modes of transportation, including the nearby Labrador Park MRT station, public buses linking to Queenstown and Harbour Front MRT stations and proximity to major roads and expressways.

Mr Jack Lam, Chief Executive Officer of the Manager, said "On the backdrop of a challenging business environment and competitive landscape for the business space sector in Singapore, this is an opportune time to rejuvenate and reposition Alexandra Technopark. In addition, with ever increasing emphasis on work-life balance, we wish to do our part as a landlord in creating for our tenants and their employees a more well-rounded and enriching environment that is more than just a workplace. They can look forward to enhanced in-situ facilities and amenities and greater variety of leisure, sports and communal activities, all set amidst a green and inviting environment."

"The AEI is expected to boost the market profile, leasing appeal and long-term competitiveness of Alexandra Technopark, as well as elevate the tenant experience at the property. All these will ultimately increase the property's contribution to FCOT and create long-term value for the Trust," he added.

**Asset enhancement to commence in mid-2017**

Scheduled to commence in mid-2017, the AEI is expected to complete around mid-2018. To create a strong sense of arrival, the entrance to Alexandra Technopark from Alexandra Road will be accentuated with a new entrance gateway for greater prominence.

To increase space productivity, existing low-yielding spaces in the development will be relocated to create spaces with greater visibility and value, which will boost future rents and yield of the property. Approximately 20,000 sq ft of space will be relocated from Basement 1 to the ground level to create the Central Plaza, a new amenity hub that will serve as an activity node for the community at Alexandra Technopark. To be located between the two existing business space blocks, the Central Plaza will be connected to both blocks by sheltered walkways, thereby enabling greater integration and seamless connectivity all-round. Tenants can also look forward to better amenities such as a new food court, food and beverage outlets, a clinic, a landscaped roof garden and other facilities to be located at the Central Plaza.

Elsewhere within the development, additional covered walkways will be constructed to enhance connectivity for tenants and visitors. In addition, parts of the façades of the two existing business space blocks will be refreshed to complement the new contemporary image of the property. The interior common areas of the blocks, such as the lift lobbies and toilets will also be refurbished with new finishes and fittings and brightened with additional lighting. New shower facilities will be created on each floor to allow tenants to freshen up after sports and leisure activities. The lifts will be modernised with upgrading of the operating system and installation of new finishes to the interiors of the lift cars.

It is expected that tenants will be able to operate with minimal disruption during the AEI as construction works will be carried out in phases and involve primarily common areas.

**A healthy lifestyle and vibrant community**

Building for the community in mind and as part of the Manager's efforts to cultivate a healthier lifestyle and to minimise environmental footprint, Alexandra Technopark will be equipped with new end-of-trip facilities comprising lockers and shower facilities and more than 150 bicycle racks for the convenience of tenants who wish to cycle to work. This is also in line with the Singapore Government's efforts to promote a car-lite nation. Cycling paths will be built within the development to connect the Alexandra-Queensway Park Connector to Kent Ridge Park via

HortPark. Avid cyclists, joggers and nature enthusiasts will be able to enjoy Alexandra Technopark's direct access to the adjacent HortPark, which is connected to the Alexandra Garden Trail and forms part of the Southern Ridges, a 10 kilometre trail of green spaces, parks and gardens.

Certain areas within Alexandra Technopark will also be designated as car-free zones to create more communal, leisure and exercise areas. To accentuate the existing open park-like environment, more greenery will be added to enhance the development's landscape. The Manager also intends to bring in fitness-related activities and programmes to promote health and wellness among the tenants.

Another interesting new feature will be the creation of farming plots for tenants to grow their own greens to contribute towards corporate social responsibility. Tenants will also get to enjoy a myriad of other new facilities and amenities for communal activities, such as futsal courts and barbeque pits. All these will encourage greater interaction and cultivate a sense of community at Alexandra Technopark.

**Reinforcing Alexandra Technopark as a choice business address**

"This AEI will reinforce Alexandra Technopark as a choice business address in the Alexandra precinct. Our idea is to rejuvenate and transform Alexandra Technopark into more than just a workplace, by creating a campus where tenants and their employees can enjoy a multitude of lifestyle, wellness, social and other amenities at the doorstep of their offices. This is in line with our proactive asset management strategy to continuously improve, strengthen and add value to the properties in our portfolio," Mr Lam concluded.

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**Analyst and media contact:**
Ms. Wang Mei Ling
Senior Manager, Investor Relations
Frasers Centrepoint Asset Management (Commercial) Ltd
Tel: +65 6277 2509
Email: meiling.wang@fraserscentrepoint.com

**About Frasers Commercial Trust**

Frasers Commercial Trust (FCOT) 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. As at 31 December 2016, its portfolio includes six quality commercial buildings located in Singapore and Australia, representing a combined appraised value of approximately S$2.0 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**

Frasers Centrepoint Limited ("FCL") is a full-fledged international real estate company and one of Singapore's top property companies with total assets of S$24 billion as at 30 September 2016. FCL has three strategic business units – Singapore, Australia and Hospitality, which focus on residential, commercial, retail and industrial properties in Singapore and Australia, and the hospitality business spanning more than 80 cities across Asia, Australia, Europe, and the Middle-East. FCL also has an International Business unit that focuses on the Group's investments in China, Southeast Asia, and the United Kingdom.

FCL is listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST"). FCL is also a sponsor and its subsidiaries are the managers of three REITs listed on the SGX-ST, Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust that are focused on retail properties, office and business space properties, and industrial properties respectively, as well as one stapled trust listed on the SGX-ST, Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) that is focused on hospitality properties.

As a testament to its excellent service standards, best practices, and support of the environment, FCL is the proud recipient of numerous awards and accolades both locally and abroad.

For more information on FCL, please visit www.fraserscentrepoint.com.

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