



FRASERS CENTREPOINT LIMITED

(Incorporated in the Republic of Singapore)
(Company Registration No. 196300440G)

SALE OF ENTIRE SHAREHOLDING INTEREST IN BEIJING SIN HUA YAN REAL ESTATE DEVELOPMENT CO., LTD.

Pursuant to Rule 704(18)(c) of the Listing Manual of the Singapore Exchange Securities Trading Limited, Frasers Centrepoint Limited (the “**Company**”) announces that Sinomax International Pte. Ltd. (“**Sinomax**”), an indirect wholly-owned subsidiary of the Company, has entered into a conditional agreement (“**Agreement**”) to sell its entire shareholding interest in Beijing Sin Hua Yan Real Estate Development Co., Ltd. (“**BJSHY**”) to Beijing Haina Junan Investment Co., Ltd. (“**Purchaser**”) (the “**Divestment**”). The completion of the Divestment is subject to the fulfilment of certain conditions as set out in the Agreement, unless waived.

BJSHY is a company incorporated under the laws of the People’s Republic of China (“**PRC**”) which owns a retail mall-cum-office building with a net lettable area of 156,336 square feet known as “Crosspoint” located along the Second Ring Road in Beijing (the “**Property**”). The Divestment is in line with the strategy of the Group of streamlining and divesting its non-core business to focus on the main activities of the Group.

The consideration for the sale of Sinomax’s entire shareholding interest in BJSHY (the “**Consideration**”) is approximately RMB357.4 million (approximately S\$76.6 million), and will be settled in cash on the occurrence of stipulated events as set out in the Agreement. The Consideration was arrived at on a willing-buyer, willing-seller basis, and based on the unaudited net asset value (“**NAV**”) of BJSHY as at 31 July 2014, taking into account the valuation of the Property. The Consideration is subject to adjustments post-completion in accordance with the terms of the Agreement, including but not limited to adjustment to take into account the NAV of BJSHY as at the date of completion of the Divestment.

The Divestment is not expected to have any material effect on the net tangible assets per share of the Group for the current financial year. As regards effect on the earnings per share of the Group, for illustrative purposes only and assuming that the Divestment had been completed on 1 October 2013 and taking into account the gain on disposal, the earnings per share (after fair value change and exceptional items) of the Group for the financial year ended 30 September 2014 would increase from 20.4 cents to 21.6 cents.

None of the Directors or controlling shareholders of the Company has any interest, direct or indirect, in the Divestment.

A copy of the Agreement will be made available for inspection during normal business hours at the Company’s registered address for a period of three months from the date of this announcement.

BY ORDER OF THE BOARD

Piya Treruagrachada
Company Secretary

21 January 2015

The admission and listing of Frasers Centrepoint Limited on the Singapore Exchange Securities Trading Limited (the “Listing”) was sponsored by DBS Bank Ltd. as the Sole Issue Manager. DBS Bank Ltd., United Overseas Bank Limited and Morgan Stanley Asia (Singapore) Pte. were the Joint Financial Advisers for the Listing. DBS Bank Ltd., United Overseas Bank Limited and Morgan Stanley Asia (Singapore) Pte. assume no responsibility for the contents of this announcement.