

Overview

Frasers Centrepoint Trust ("FCT") is a leading developer-sponsored retail real estate investment trust ("REIT") and the largest suburban retail mall owner by net lettable area in Singapore with assets under management of approximately S\$8.4 billion¹.

FCT's property portfolio comprises nine retail malls and an office building located in the suburban regions of Singapore, near homes and within minutes to transportation amenities. The retail portfolio has approximately 3.0 million sf of net lettable area² with more than 1,900 leases with a strong focus on providing for necessity spending, food & beverage and essential services.

FCT is among the top-ten largest Singapore REITs by market capitalisation. It is also an index constituent of several benchmark indices including the FTSE EPRA/NAREIT Global Real Estate Index Series (Global Developed Index), FTSE Straits Times Index, FTSE ST Real Estate Investment Trust Index, MSCI Singapore Small Cap Index and the SGX iEdge S-REIT Leaders Index.

FCT is managed by Frasers Centrepoint Asset Management Ltd., a real estate management company and a wholly-owned subsidiary of Frasers Property Limited.

Stock Information

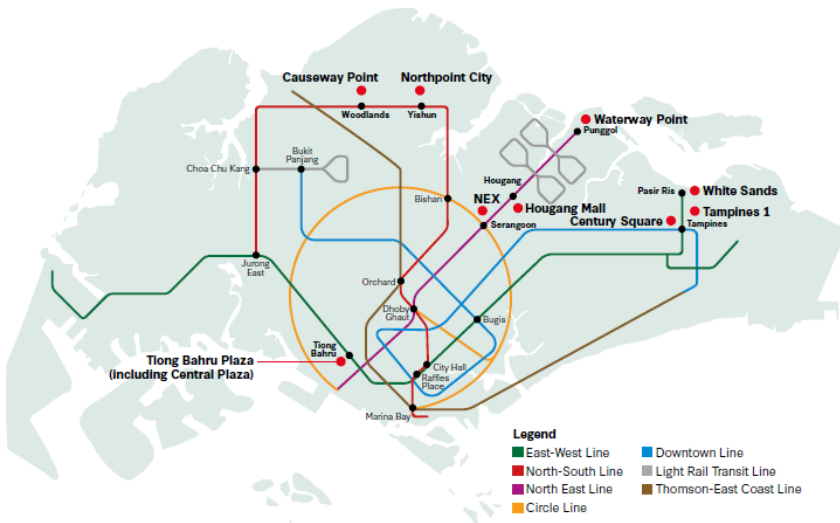
As at 31 March 2026

Tickers	SGX:J69U Bloomberg: FCT SP Reuters: J69U.SI
Date Listed	5 July 2006
Total Issued Units	Approximately 2.040 billion units
Market Capitalisation	Approximately S\$4.4 billion
Distribution Payment	Half-yearly
Financial Year End	30 September
Substantial Unitholder	Frasers Property Limited: approximately 38.1%

Key Figures of the FCT's Retail Portfolio³

9 Suburban malls	~3.0 million sf Retail Portfolio NLA
>1,900 Retail Portfolio Leases	3.0 million Catchment Population ⁴

FCT's Retail Portfolio³



Highlights

- Well-connected location:** Malls are located next to or near MRT stations, and enjoy strong recurring shopper traffic
- Large catchment:** The portfolio serves a combined 3.0 million catchment population, and about half of Singapore⁴
- Sustainable relevance:** Proximity to homes and transport amenities makes our malls ideal "last-mile" fulfilment hubs, especially with trend of "work-from-home"

1. Total assets of FCT's investment portfolio (including Central Plaza), including proportionate share of its JVs' total assets.
2. Net lettable area includes CSFS area.
3. Excludes Central Plaza (an office building).
4. Based on 3km catchment of the retail properties. Source: CBRE Research.

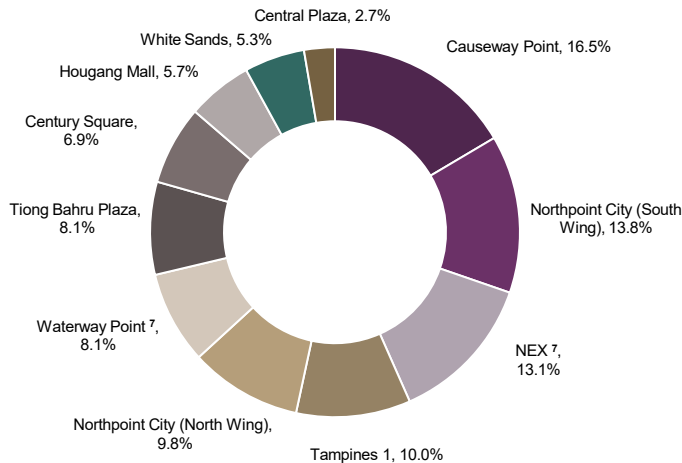


Well-diversified Portfolio

No single property accounts for more than 25% of total portfolio appraised value.

Asset value by property

(as at 30 September 2025)

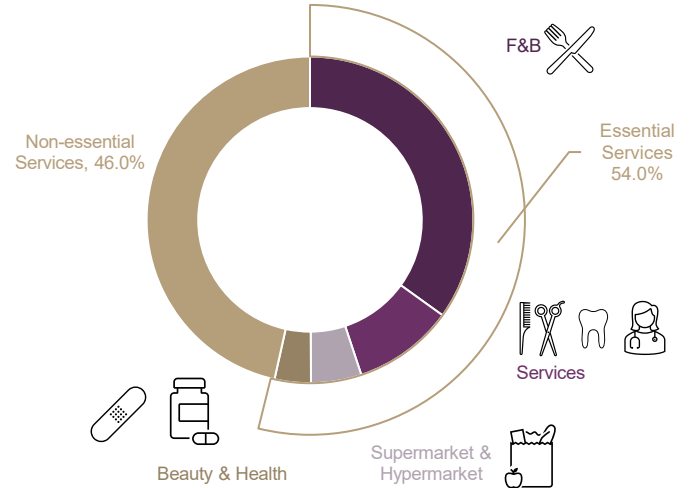


Focus on Essential Services⁵

Strong focus on Essential Services underpins the resilience of the portfolio performance.

Retail portfolio⁶ trade mix by GRI contribution

(as at 31 March 2026)



5. The groupings of essential and non-essential services are based on Ministry of Trade and Industry's press release on 21 April 2020. Note that the individual product group may not align perfectly to the announced Essential Services.

6. Excludes Hougang Mall due to ongoing AEI works.

7. FCT has an effective interest of 50.0% in NEX and in Waterway Point.

Growth Strategies

- Proactive asset management to grow shopper traffic and tenants' sales
- Drive enhancement growth through targeted AEIs
- Pursue strategic acquisition opportunities
- Leverage technology to drive efficiencies
- Focus on sustainability, green building initiatives

Financial Highlights

Selected Financials

\$'000 (unless otherwise stated)	1HFY2026 Financial year ended 31 March 2026	1HFY2025 Financial year ended 31 March 2025	Change
Gross revenue	221,868	184,391	▲ 20.3%
Net property income	160,761	133,690	▲ 20.2%
Distribution to Unitholders ⁸	125,041	110,077	▲ 13.6%
Distribution per Unit (DPU) (S cents)	6.136	6.054	▲ 1.4%

Key Financial Indicators as at 31 March 2026

Average leverage ⁹	40.0%
Interest coverage ratio ¹⁰	3.59 times
Total borrowings	S\$2,673.1 million ¹¹
% of borrowing on fixed rates or hedged via interest rate swaps	Approximately 66.0%
Average cost of borrowings (all-in) for the quarter	3.2%
Credit rating (Moody's Ratings)	Baa2 (Stable)

8. Excludes approximately \$4.6 million of tax-exempt income in 1HFY26 which has been retained for general corporate and working capital purposes.

9. In accordance with Property Funds Appendix (PFA), the aggregate leverage included proportionate share of borrowings as well as deposited property values of its joint ventures. The ratio of total net debt to total net asset value as at 31 March 2026 is 74.1% and is calculated based on the aggregate of FCT's net debt (including perpetual securities) and proportionate share of the net debt of its joint ventures divided by total net asset value attributable to Unitholders (including proportionate share of net assets of its joint ventures).

10. Calculated in accordance with the PFA.

11. Excludes proportionate share of borrowings of its joint ventures.

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