

Fraser's Centrepoint Trust's Private Placement was approximately 2.5 times covered, raising gross proceeds of approx. S\$200 million

- ◆ The Private Placement drew strong participation from new and existing institutional, accredited and other investors
- ◆ Issue price of S\$2.1800 per New Unit represents a discount of 2.9% to the Adjusted VWAP

SINGAPORE, 26 JANUARY 2024

Fraser's Centrepoint Asset Management Ltd. ("**FCAM**" or the "**Manager**"), the manager of Fraser's Centrepoint Trust ("**FCT**"), refers to the announcement¹ dated 25 January 2024 on the launch of the equity fund raising by way of a private placement to raise gross proceeds of no less than approximately S\$200.0 million (the "**Private Placement**") and is pleased to announce the successful completion of the Private Placement.

The Private Placement was approximately 2.5 times covered, with strong participation from new and existing institutional, accredited and other investors. The Private Placement issue price of S\$2.1800 represents a discount of 2.9% to the Adjusted VWAP of S\$2.2446 per Unit. The listing of the New Units on the SGX-ST is expected to commence at 9.00 a.m. on 5 February 2024.

The Manager intends to use the gross proceeds of approximately S\$200.0 million from the Private Placement in the following manner:

- a) approximately S\$196.1 million to repay existing debts, pending the use of such amount to partially fund the proposed acquisition of the remaining 49.0% interest in Nex Partners Trust and its trustee-manager (the "**Acquisition**")²; and
- b) approximately S\$3.9 million to pay the estimated professional and other fees and expenses incurred or to be incurred by FCT in connection with the Private Placement.

This press release is to be read in conjunction with the announcement titled "Results of The Private Placement and Pricing of New Units Under The Private Placement", dated 26 January 2024, available on the SGX NET and FCT's website at <https://www.frasersproperty.com/reits/fct>.

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About Fraser's Centrepoint Trust

Fraser's Centrepoint Trust ("**FCT**") is a leading developer-sponsored retail real estate investment trust ("**REIT**") and one of the largest suburban retail mall owners in Singapore with assets under management of approximately S\$6.5 billion. 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 2.9 million square feet of net lettable area with over 1,600 leases with a strong focus on providing for necessity spending, food & beverage and essential services.

The portfolio comprises Causeway Point, Century Square, Hougang Mall, NEX (effective 25.5% interest), Northpoint City North Wing (including Yishun 10 Retail Podium), Tampines 1, Tiong Bahru Plaza, Waterway

¹ Announcement titled: "Launch Of Equity Fund Raising By Way Of A Private Placement To Raise Gross Proceeds Of No Less Than Approximately S\$200.0 Million", dated 25 January 2024.

² On 25 January 2024, the Manager announced the Acquisition (see announcement titled "The Proposed Acquisition of the Remaining 49.0% interest in each of Nex Partners Trust and its Trustee-Manager as an Interested Person Transaction" for further details).

Point (50.0% interest), White Sands and an office property (Central Plaza). FCT's malls enjoy stable and recurring shopper footfall supported by commuter traffic and residential population in the catchment areas.

FCT is an index constituent of several benchmark indices including the FTSE EPRA/NAREIT Global Real Estate Index Series (Global Developed Index), FTSE ST Real Estate Investment Trust Index, MSCI Singapore Small Cap Index and SGX iEdge S-REIT Leaders Index.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 5 July 2006, FCT is managed by Frasers Centrepoint Asset Management Ltd. ("**FCAM**"), a real estate management company and a wholly-owned subsidiary of Frasers Property Limited.

About Frasers Property Limited

Frasers Property Limited ("**Frasers Property**" and together with its subsidiaries, the "**Frasers Property Group**" or the "**Group**"), is a multinational investor-developer-manager of real estate products and services across the property value chain. Listed on the Main Board of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") and headquartered in Singapore, the Group has total assets of approximately S\$39.8 billion as at 30 September 2023.

Frasers Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries and more than 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("**REITs**") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Frasers Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Frasers Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](#).

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