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FRASERS CENTREPOINT TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 June 2006 (as amended, restated and supplemented))

ISSUE AND LISTING OF 91,744,000 NEW UNITS IN FRASERS CENTREPOINT TRUST PURSUANT TO THE PRIVATE PLACEMENT

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Frasers Centrepoint Trust dated 25 January 2024 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" (the "Launch Announcement").

Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust ("FCT", and as the manager of FCT, the "Manager") wishes to announce that 91,744,000 New Units will be issued today at an issue price of S\$2.18 per New Unit in connection with the Private Placement. With the issue of the 91,744,000 New Units in connection with the Private Placement, the total number of Units in issue is 1,805,489,792 Units as at the date of this announcement.

The New Units in connection with the Private Placement will commence trading on the Main Board of the SGX-ST at 9.00 a.m. today.

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the existing Units in issue on 4 February 2024, being the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement, including the right to any distributions which may be paid for the period from the day on which the New Units are issued pursuant to the Private Placement, being 5 February 2024, to 31 March 2024, as well as all distributions thereafter, but will not be entitled to participate in the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.

As manager of Frasers Centrepoint Trust
Company Registration No: 200601347G

Catherine Yeo
Company Secretary
5 February 2024

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IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

This announcement is for information purposes only and does not constitute an offer for sale or an invitation or offer to acquire, purchase or subscribe for Units in the United States, Singapore or any other jurisdiction.

The value of units in FCT (“**Units**”) and the income derived from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of FCT and the Manager is not necessarily indicative of the future performance of FCT and the Manager.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view on future events.

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The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).