

FRASERS CENTREPOINT TRUST

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

PROVISION OF SERVICES RELATING TO PRODUCTION, INSTALLING AND DISMANTLING OF ADVERTISING COLLATERALS LOCATED WITHIN MALLS

1. Services for Production, Installing and Dismantling of Advertising Collaterals

Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust (“**FCT**”, and as manager of FCT, the “**Manager**”), wishes to announce that Print Lab Pte. Ltd. (the “**Print Lab**”) has been engaged to provide services relating to production, installing and dismantling of advertising collaterals (the “**Printing Engagements**”) located within Causeway Point, Century Square, Hougang Mall, Northpoint City North Wing, Tampines 1, Tiong Bahru Plaza, Waterway Point and White Sands (collectively, the “**Malls**”).

2. Terms of the Printing Engagements

The respective FCT entities which hold the relevant Malls (the “**FCT Entities**”) have, on 14 May 2024, entered into service agreements (the “**Service Agreements**”) with Print Lab in relation to the Printing Engagements each for the term commencing from 14 May 2024 and ending on 31 January 2027, pursuant to which the FCT Entities will engage Print Lab for the Printing Engagements.

The total estimated value for the Printing Engagements to be utilised by the FCT Entities for the duration of the terms of the Service Agreements is S\$555,000.00.

3. Rationale for Entry into the Printing Engagements

Based on a tender exercise carried out by Frasers Property Retail Management Pte. Ltd. (the property manager for the Malls) for the provision of services relating to production, installing and dismantling of advertising collaterals, the Manager is of the view that the price offered by Print Lab is within market range. Print Lab has, in the past, worked with both the Frasers group of companies as well as other with major institutions in Singapore.

4. Interested Person Transaction and Interested Party Transaction

Each of TCC Assets Limited (“**TCC**”), Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi is deemed to hold an interest of 715,501,841 units of FCT, which is equivalent to approximately 39.53% of the units of FCT in issue and therefore regarded as a “controlling unitholder” of FCT for the purposes of both the Listing Manual (the “**Listing Manual**”) of Singapore Exchange Securities Trading Limited (“**SGX-ST**”) and Appendix 6 to the Code on Collective Investment Schemes (the “**Property Funds Appendix**”). In addition, each of TCC, Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi is deemed to be a “controlling shareholder” of Frasers Centrepoint Asset

Management Ltd. (the manager of FCT) (“**FCAM**”) under both the Listing Manual and the Property Funds Appendix.

TCC directly holds a 58.96% interest in Fraser and Neave Limited (“**FNL**”) and each of Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi is deemed to hold an 87.30% interest in FNL. Each of TCC, Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi is therefore regarded as a “controlling shareholder” of FNL for the purposes of both the Listing Manual and the Property Funds Appendix. Print Lab is an indirect subsidiary of FNL and is therefore an associate of each of TCC, Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi. For the purposes of Chapter 9 of the Listing Manual and paragraph 5 of the Property Funds Appendix, Print Lab (being a subsidiary of FNL and an associate of each of TCC, Mr Charoen Sirivadhanabhakdi and the Estate of the late Khunying Wanna Sirivadhanabhakdi, and therefore an associate of a “controlling unitholder” of FCT and a “controlling shareholder” of FCAM) is (for the purposes of the Listing Manual) an “interested person” of FCT and (for the purposes of the Property Funds Appendix) an “interested party” of FCT. Therefore, the transaction between FCT Trustee and Print Lab is an interested person transaction under Chapter 9 of the Listing Manual (“**IPT**”), as well as an interested party transaction under the Property Funds Appendix.

The total estimated value of the Printing Engagements is S\$555,000, and hence, the value at risk under the Printing Engagement, is S\$513,000¹, and when aggregated with the existing total value of “interested person transactions” between (i) FCT and (ii) TCC, Mr Charoen Sirivadhanabhakdi, and/or the Estate of the late Khunying Wanna Sirivadhanabhakdi and/or their associates (including, but not limited to, Frasers Property Limited and/or its subsidiaries) for the current financial year beginning on 1 October 2023 (excluding transactions with a value below S\$100,000 and transactions which have been approved by unitholders of FCT (“**Unitholders**”)) is approximately S\$612,000² (which is approximately 0.02% of FCT and its subsidiaries’ (“**FCT Group’s**”) latest audited net tangible assets (“**NTA**”) and net asset value (“**NAV**”) of approximately S\$3.973 billion as at 30 September 2023). As this aggregated value is less than 5.0% of FCT Group’s latest audited NTA, the Printing Engagements are not subject to the approval of Unitholders.

5. Statement of the Audit, Risk and Compliance Committee

The audit, risk and compliance committee of the Manager is of the view that the Printing Engagements are based on normal commercial terms and are not prejudicial to the interests of FCT and its minority Unitholders.

¹ After taking into account the pro-rated share from FCT’s 50.0% interest in Sapphire Star Trust which holds Waterway Point.

² Including FCT’s acquisition of the remaining 49.0% interest in NEX Partners Trust (together with the remaining 49.0% interest in the trustee-manager of NEX Partners Trust) which holds a 50.0% interest of the issued and paid-up share capital of Gold Ridge Pte. Ltd., which in turn holds the retail mall known as “NEX” located at 23 Serangoon Central, Singapore 556083 (the “**Acquisition**”), the existing total value of “interested person transactions” would be S\$325,673,000 (which is approximately 8.20% of FCT Group’s latest audited NTA and NAV of approximately S\$3.973 billion as at 30 September 2023). The Acquisition has been approved by Unitholders.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.

As manager of Frasers Centrepoint Trust

Company Registration No: 200601347G

Catherine Yeo

Company Secretary

14 May 2024

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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.

The value of units in FCT ("**Units**") and the income derived from them, if any, may fall or rise. 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.

This publication is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units in the U.S. or any other jurisdiction. The past performance of FCT and the Manager is not necessarily indicative of the future performance of FCT and the Manager.

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