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This announcement is not for publication or distribution, directly or indirectly, in or into the United States of America (the “**United States**”), European Economic Area, the United Kingdom, Canada, Japan or Australia. This announcement does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or invitation or solicitation of an offer to sell, issue or subscribe for, securities in the United States, European Economic Area, the United Kingdom, Canada, Japan, Australia or any other jurisdiction in which such offer, invitation or solicitation would be prohibited by law. Any proposed issue of New Units (as defined herein) in Frasers Centrepoint Trust under the Equity Fund Raising (as defined herein) has not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”), and any such New Units 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 under the Securities Act and in compliance with any applicable state or local securities laws or the securities laws of any other jurisdiction. There will be no public offering of securities of Frasers Centrepoint Trust in the United States and no offering in any other jurisdiction where such an offering is restricted or prohibited. The offer of New Units will only be made available in other jurisdictions in so far as it is legally permissible to do so without formal disclosure or registration in accordance with applicable securities laws.

FRASERS CENTREPOINT TRUST

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

RECEIPT OF APPROVAL IN-PRINCIPLE FOR THE ISSUANCE OF NEW UNITS

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Frasers Centrepoint Trust dated 25 March 2025 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$400.0 million” (the “**Launch Announcement**”).*

As set out in paragraph 12 of 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 approval in-principle has been obtained from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the listing and quotation on the Main Board of the SGX-ST of the New Units to be issued pursuant to the Equity Fund Raising.

The SGX-ST’s approval in-principle is subject to, *inter alia*, compliance with the SGX-ST’s listing requirements. The SGX-ST’s in-principle approval is not to be taken as an indication of the merits of the New Units, FCT and/or its subsidiaries. The SGX-ST assumes no responsibility for the accuracy of any of the statements made, reports contained and opinions expressed in this announcement.

The SGX-ST’s in-principle approval is subject to the following:

- (i) compliance with the SGX-ST’s listing requirements;
- (ii) submission of a written undertaking from the Manager that it will comply with Rule 704(30) and Rule 1207(20) of the Listing Manual of the SGX-ST (the “**Listing Manual**”) in relation to the use

of the proceeds from the Equity Fund Raising and where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in FCT's announcements on use of proceeds and in the annual report;

- (iii) submission of a written undertaking from the Manager and the Underwriters that it will comply with Rule 803 of the Listing Manual;
- (iv) submission of a written confirmation from the Manager that it will not issue the New Units to persons prohibited under Rule 812 of the Listing Manual;
- (v) submission of a written undertaking from the Manager that it will comply with Rule 877(10) of the Listing Manual with regard to the allotment of any Excess Preferential Offering Units;
- (vi) submission of a written confirmation from financial institution(s) as required under Rule 877(9) of the Listing Manual that the Sponsor, having given the Sponsor Irrevocable Undertaking, has sufficient financial resources to fulfil their obligations under its undertakings;
- (vii) submission of a written undertaking from the Underwriters that they will ensure that the Manager will comply with Rule 803 of the Listing Manual; and
- (viii) submission of a written confirmation from the Underwriters that the Private Placement Units will not be placed out to persons prohibited under Rule 812 of the Listing Manual.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.

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

Catherine Yeo
Company Secretary
25 March 2025

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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 nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

In Hong Kong, this communication is being distributed only to “professional investors” as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong and any rules made under that Ordinance, with respect to securities which are and are intended to be disposed of only to “professional investors”. The contents of this communication have not been reviewed or approved by any regulatory authority in Hong Kong.

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 and local 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.

The New Units will only be made available in Australia to persons to whom an offer of securities or financial products can be made without a disclosure document or product disclosure statement, such as a professional investor, sophisticated investor or wholesale client for the purposes of Chapter 6D or Chapter 7, Part 7.9 of the *Corporations Act 2001 (Cth)*.

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).