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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))

NOTICE OF (I) CUMULATIVE DISTRIBUTION RECORD DATE AND DISTRIBUTION PAYMENT DATE; AND (II) PREFERENTIAL OFFERING RECORD DATE

*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**”).*

NOTICE IS HEREBY GIVEN that pursuant to the Equity Fund Raising, the Transfer Books and Register of Unitholders of Frasers Centrepoint Trust (“**FCT**”) will be closed:

- (i) at **5.00 p.m.** on **Thursday, 3 April 2025** for the purpose of determining the provisional allotment of new units in FCT (“**Units**”, and the new Units, the “**New Units**”) to Eligible Unitholders under the Preferential Offering (the “**Preferential Offering Record Date**”); and
- (ii) at **5.00 p.m.** on **Thursday, 3 April 2025** for the purpose of determining the entitlement of Unitholders (as defined herein) to a distribution for the period from 1 October 2024 to 31 March 2025 (the “**1H2025 Distribution**”) and an advanced distribution for the period from 1 April 2025 to the day immediately prior to the date on which the Private Placement Units (as defined herein) are issued (the “**Advanced Distribution**”, and together with the 1H2025 Distribution, the “**Cumulative Distribution**”, and the record date of the Cumulative Distribution, the “**Cumulative Distribution Record Date**”).

It was announced on 25 March 2025 that Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust (“**FCT**”) and the manager of FCT, the “**Manager**”), is proposing

the Equity Fund Raising comprising an offering of New Units to raise gross proceeds of no less than approximately S\$400.0 million by way of:

- (a) a private placement (the “**Private Placement**”) of such number of New Units (the “**Private Placement Units**”) to institutional, accredited and expert investors at an issue price of between S\$2.070 and S\$2.113 per Private Placement Unit (both figures inclusive) to raise gross proceeds of no less than S\$200.0 million; and
- (b) a non-renounceable preferential offering of such number of New Units (the “**Preferential Offering**”) to the existing unitholders of FCT (the “**Unitholders**”) on a *pro rata* basis at an issue price of between S\$2.030 and S\$2.070 per Preferential Offering Unit (both figures inclusive) to raise gross proceeds of approximately S\$200.0 million.

The Preferential Offering Record Date and the Cumulative Distribution Record Date are subject to change, at the discretion of the Manager, in consultation with DBS Bank Ltd., Citigroup Global Markets Singapore Pte. Ltd., Overseas-Chinese Banking Corporation Limited, United Overseas Bank Limited and Maybank Securities Pte. Ltd. as the underwriters for the Equity Fund Raising, subject to compliance with all applicable laws and regulations (including but not limited to the requirements of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

In the event of any such change, the Manager will announce such new Preferential Offering Record Date, Cumulative Distribution Record Date and/or any other dates in relation to the Equity Fund Raising on SGXNET.

The Cumulative Distribution

The quantum of distribution per existing Unit in FCT (the “**Existing Unit**”) under the Cumulative Distribution is currently estimated to be between 6.13 Singapore cents and 6.17 Singapore cents¹. A further announcement on the actual quantum of distribution per Unit (which may differ from the estimate above) under the Cumulative Distribution will be made by the Manager in due course.

The next distribution following the Cumulative Distribution will comprise FCT’s distributable income for the period from Friday, 4 April 2025, being the day the Private Placement Units are currently expected to be issued, to 30 September 2025. Half-yearly distributions will resume thereafter.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on the Cumulative Distribution Record Date will be entitled to the Cumulative Distribution that will be paid on or around Friday, 30 May 2025.

The Cumulative Distribution is intended to ensure that the distributable income accrued by FCT up to the day immediately prior to the date of issue of the Private Placement Units (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

¹ This range is an estimate only based on information currently available to the Manager and the Manager’s estimate of FCT’s revenue and expenses for the relevant period on a *pro rata* basis and the actual Cumulative Distribution may differ. The actual quantum of the distribution will be announced on a later date after the Cumulative Distribution Record Date.

Status of Private Placement Units

The Private Placement Units will, upon issue and allotment, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Private Placement Units are issued, other than in respect of the Cumulative Distribution and the eligibility to participate in the Preferential Offering.

For the avoidance of doubt, the holders of the Private Placement Units will not be entitled to the Cumulative Distribution and will not be eligible to participate in the Preferential Offering.

Status of Preferential Offering Units

The Preferential Offering Units will, upon issue and allotment, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including in respect of the right to any distribution for the period from the day the Private Placement Units are issued to 30 September 2025 as well as all distributions thereafter, other than in respect of the Cumulative Distribution.

For the avoidance of doubt, the holders of the Preferential Offering Units will not be entitled to the Cumulative Distribution, but will be entitled to any distributions accruing from the date on which the Private Placement Units are issued.

Declaration for Singapore Tax Purposes

1. Tax will be deducted at source from the taxable income component in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from the taxable income component of the distribution.
2. The following categories of unitholders (not including a person acting in the capacity of a trustee) will receive a gross distribution (i.e. no tax will be deducted from it):-
 - a) unitholders who are individuals and who hold the units either in their sole names or jointly with other individuals excluding those received by individuals through a partnership in Singapore or related to the carrying on of a trade, business, or profession;
 - b) unitholders which are companies incorporated and tax resident in Singapore;
 - c) unitholders which are Singapore branches of companies incorporated outside Singapore;
 - d) unitholders which are bodies of persons (excluding companies or partnerships) incorporated or registered in Singapore, including charities registered under the Charities Act 1994 or established by any written law, town councils, statutory boards, co-operative societies registered under the Co-operatives Societies Act 1979, platform work associations registered under Part 3 of the Platform Workers Act 2024, or trade unions registered under the Trade Unions Act 1940;
 - e) unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; and
 - f) unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.
3. To receive a gross distribution, unitholders in categories (b) to (f) above must complete a

prescribed form – the “*Declaration for Singapore Tax Purposes Form*” (“**Form A**”).

4. These categories of unitholders, unless they are exempt from tax because of their own circumstances, will have to declare the gross taxable income in their income tax return and pay income tax subsequently at their own applicable tax rates.
5. Unitholders in category (a) are not required to submit any form. The gross distribution received by these unitholders (irrespective of their tax residence status) is exempt from Singapore income tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession. Where the distribution is not exempt from Singapore income tax, these unitholders will have to declare the gross taxable income in their income tax return.
6. Tax at the reduced rate of 10%* will be deducted from the distribution made to qualifying foreign nonindividual investors or qualifying non-resident foreign funds[®]. A qualifying foreign non-individual investor / qualifying non-resident foreign fund[®] is one (other than an individual) who is not a resident of Singapore** for income tax purposes and:-
 - a) who does not have a permanent establishment[^] in Singapore; or
 - b) who carries on any operation in Singapore through a permanent establishment in Singapore (other than a fund manager in Singapore), but the funds used to acquire the units in FCT are not obtained from that operation.
7. To receive the distribution net of tax deducted at 10%*, qualifying foreign non-individual investor / qualifying non-resident foreign fund[®] are required to complete Form A.
8. Beneficial owners of units in FCT who hold their units through depository agents will receive:-
 - a) gross distribution if they are persons described in categories (a) to (f) under Paragraph 2 above; and
 - b) distribution net of tax deducted at 10%* if they are qualifying foreign non-individual investors/ qualifying non-resident foreign funds described in Paragraph 6 above.
9. To receive gross distribution and distribution net of tax deducted at 10%*, depository agents are required to complete the “*Declaration by Depository Agents for Singapore Tax Purposes Form*” (“**Form B**”) and its annexes.
10. Form A and Form B (and its annexes) will be sent to unitholders and depository agents respectively, by FCT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., on or around Tuesday, 13 May 2025.
11. Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that they are received by 5.00 p.m. on Wednesday, 21 May 2025. Failure to comply with any of these requirements will render Form A and Form B invalid and the trustee and the manager of FCT will be obliged to deduct tax at the rate of 17% from the distribution.
12. Unitholders who hold units under the Central Provident Fund Investment Scheme and the Supplementary Retirement Scheme do not have to return any form. They will receive gross distribution.

* The 10% concessionary income tax rate will expire for distributions made after 31 December 2025. However, it has been proposed in the 2025 Singapore Budget to extend the sunset date from 31 December 2025 to 31 December 2030.

** A company is not a resident of Singapore if the management and control of its business is exercised outside Singapore.

@ A foreign fund refers to a non-resident fund that is a fund being a non-resident company, a partnership where all partners are non-residents, a trust administered by a non-resident trustee, or a non-resident entity, and is one that qualifies for tax exemption under Section 13D, 13U or 13V of the Income Tax Act 1947.

^ Under Section 2 of the Income Tax Act 1947, permanent establishment means a fixed place where a business is wholly or partly carried on. It includes a place of management, a branch, an office, a factory, a warehouse, a workshop, a building or work site or a construction, installation or assembly project. A person shall be deemed to have a permanent establishment in Singapore if the person (a) carries on supervisory activities in connection with a building or work site or a construction, installation or assembly project; or (b) has another person acting on that person's behalf in Singapore who (i) has and habitually exercises an authority to conclude contracts; (ii) maintains a stock of goods or merchandise for the purpose of delivery on behalf of that person; or (iii) habitually secures orders wholly or almost wholly for that person or for such other enterprises as are controlled by that person.

IMPORTANT DATES AND TIMES

Event	Indicative Date
Launch of the Private Placement	Tuesday, 25 March 2025
Close of the Private Placement	Wednesday, 26 March 2025
Last date the Units are quoted on a "cum distribution" basis	Tuesday, 1 April 2025
Preferential Offering Record Date and Cumulative Distribution Record Date	Thursday, 3 April 2025 at 5.00 p.m.
Listing and trading of Private Placement Units	Friday, 4 April 2025 at 9.00 a.m.
Opening date and time for the Preferential Offering	Tuesday, 8 April 2025 at 9.00 a.m.
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of Preferential Offering Units and Excess Preferential Offering Units	Wednesday, 16 April 2025 at 5.30 p.m. (9.30 p.m. for electronic applications via automated teller machines of participating banks)

Event	Indicative Date
Listing and trading of Preferential Offering Units	Friday, 25 April 2025 at 9.00 a.m.
Payment of Cumulative Distribution	On or around Friday, 30 May 2025

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

For further information, kindly contact:
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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.

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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 and local 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.

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).