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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))

USE OF PROCEEDS FROM THE EQUITY FUND RAISING

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of Frasers Centrepoint Trust dated 25 March 2025, 26 March 2025, 8 April 2025, 21 April 2025 and 25 April 2025 (collectively, the “**EFR Announcements**”).*

Further to the EFR Announcements, 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 the gross proceeds of approximately S\$421.3 million (including the S\$218.0 million which was previously utilised to repay existing debts, pending the use of part of such amount to fund the Acquisition (as defined herein) and the S\$2.0 million utilised to pay the estimated professional and other fees and expenses incurred or to be incurred by FCT in connection with the Equity Fund Raising¹) from the Equity Fund Raising have been utilised or earmarked to be utilised in the following manner:

1 Please refer to FCT’s announcement dated 8 April 2025 titled “*Use of Proceeds from the Private Placement*” (the “**Private Placement Use of Proceeds Announcement**”) for further details.

Intended Use of Proceeds of the Equity Fund Raising	Announced Use of Proceeds of the Equity Fund Raising	Aggregate Amount Raised from the Equity Fund Raising and Utilised and/or Earmarked to be Utilised to Date
To repay existing debts, pending the use of part of such amount to fund the acquisition of the 100.0% interest in the private trust known as North Gem Trust (“ NG Trust ”) and the 100.0% interest in NG Trust’s trustee-manager, Frasers Property North Gem Trustee Pte. Ltd. (collectively, the “ Acquisition ”) ¹	S\$415.2 million	S\$415.2 million ²
To pay the estimated professional and other fees and expenses incurred or to be incurred by FCT in connection with the Equity Fund Raising	S\$6.1 million	S\$6.1 million ³
Total	S\$421.3 million	S\$421.3 million

Notes:

- (1) Please refer to the announcement dated 25 March 2025 titled “*The Proposed Acquisition of the 100.0% Interest in North Gem Trust and the 100.0% Interest in its Trustee-Manager as an Interested Person Transaction*” for further details.
- (2) Comprises (a) S\$218.0 million utilised from the aggregate amount raised from the Private Placement as announced in the Private Placement Use of Proceeds Announcement; and (b) S\$197.2 million utilised from the aggregate amount raised from the Preferential Offering.
- (3) Comprises (a) S\$2.0 million utilised from the aggregate amount raised from the Private Placement as announced in the Private Placement Use of Proceeds Announcement; and (b) S\$4.1 million earmarked to be utilised from the aggregate amount raised from the Preferential Offering.

The use of proceeds of the Equity Fund Raising is in accordance with FCT’s announcement dated 26 March 2025 titled “*Results of the Private Placement and Pricing of New Units Under the Private Placement and the Preferential Offering*”.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.

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

Catherine Yeo
Company Secretary
28 April 2025

For further information, kindly contact:
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IMPORTANT NOTICE

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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.

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).