

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

This announcement is not for publication or distribution, directly or indirectly, in or into the United States of America (the “**United States**”), European Economic Area, the United Kingdom, Canada,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))

LAUNCH OF EQUITY FUND RAISING TO RAISE GROSS PROCEEDS OF NO LESS THAN APPROXIMATELY S\$400.0 MILLION

Principal Terms of the Issue	Description
------------------------------	-------------

Issue Price Range	: Between S\$2.070 and S\$2.113 for each Private Placement Unit Between S\$2.030 and S\$2.070 for each Preferential Offering Unit
Discount	: The Private Placement Issue Price Range represents a discount of between: <ul style="list-style-type: none"> (a) approximately 4.5% and 6.5% to the VWAP of S\$2.2136 per Unit of all trades in the Units on the SGX-ST for the preceding Market Day¹ on 24 March 2025, up to the time the Underwriting Agreement was signed on 25 March 2025; and (b) (for illustrative purposes only) approximately 1.8% and 3.8% to the Adjusted VWAP² of S\$2.1521 per Unit. The Preferential Offering Issue Price Range represents a discount of between: <ul style="list-style-type: none"> (a) approximately 6.5% and 8.3% to the VWAP of S\$2.2136 per Unit; and (b) (for illustrative purposes only) approximately 3.8% and 5.7% to the Adjusted VWAP of S\$2.1521 per Unit.
Allotment Ratio	: The allotment ratio for the Preferential Offering will be announced by the Manager via SGXNET once the Preferential Offering Issue Price has been determined.
Use of Proceeds	: Please refer to paragraph 2 below.
Purpose of Issue	: Please refer to paragraphs 2 and 2 below.

1 “**Market Day**” refers to a day on which the SGX-ST is open for securities trading.

2 The “**Adjusted VWAP**” is computed based on the VWAP of all trades in the Units on the SGX-ST for the preceding Market Day on 24 March 2025, up to the time the Underwriting Agreement was signed on 25 March 2025 and subtracting the Cumulative Distribution Range (as defined below) currently estimated to be approximately 6.15 Singapore cents per Existing Unit (as defined herein) (being the mid-point of the estimated Cumulative Distribution Range). This amount is only an estimate based on information currently available to the Manager and the actual Cumulative Distribution may differ.

1. INTRODUCTION

Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust (“**FCT**” and the manager of FCT, the “**Manager**”), is proposing an equity fund raising comprising an offering of new units in FCT (“**Units**” and the new Units, the “**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 (the “**Private Placement Minimum Issue Price**”) and S\$2.113 per Private Placement Unit (both figures inclusive) (the “**Private Placement Issue Price Range**”) 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**” and the New Units to be issued pursuant to the Preferential Offering (the “**Preferential Offering Units**”)) on a *pro rata* basis at an issue price of between S\$2.030 (the “**Preferential Offering Minimum Issue Price**”) and S\$2.070 per Preferential Offering Unit (both figures inclusive) (the “**Preferential Offering Issue Price Range**”), fractional entitlements to be disregarded, to raise gross proceeds of approximately S\$200.0 million,

(collectively, the “**Equity Fund Raising**”).

The Private Placement Issue Price Range represents a discount of between:

- (a) approximately 4.5% and 6.5% to the volume weighted average price (“**VWAP**”) of S\$2.2136 per Unit of all trades in the Units on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the preceding Market Day on 24 March 2025, up to the time the Underwriting Agreement (as defined below) was signed on 25 March 2025; and
- (b) (for illustrative purposes only) approximately 1.8% and 3.8% to the adjusted VWAP (“**Adjusted VWAP**”) of S\$2.1521 per Unit.

The Preferential Offering Issue Price Range represents a discount of between:

- (c) approximately 6.5% and 8.3% to the VWAP of S\$2.2136 per Unit; and
- (d) (for illustrative purposes only) approximately 3.8% and 5.7% to the Adjusted VWAP of S\$2.1521 per Unit.

The issue price per Private Placement Unit for the Private Placement (the “**Private Placement Issue Price**”) will be determined by the Manager and the Underwriters (as defined below) following a book-building process and will be announced by the Manager thereafter via SGXNET. The issue price per Preferential Offering Unit for the Preferential Offering (the “**Preferential Offering Issue Price**”) will be determined once the Private Placement Issue Price has been determined.

DBS Bank Ltd., Citigroup Global Markets Singapore Pte. Ltd., Oversea-Chinese Banking Corporation Limited, United Overseas Bank Limited and Maybank Securities Pte. Ltd. have been appointed as the underwriters for the Equity Fund Raising (the “**Underwriters**”) on the terms and subject to the conditions of the underwriting agreement entered into on 25 March 2025 between the Manager and the Underwriters (the “**Underwriting Agreement**”) pursuant to which each of the Underwriters has severally agreed to:

- (i) (either by itself or through one or more affiliates) procure subscribers for, or place out, or failing which, to subscribe (either by itself or through one or more affiliates) for, such proportion of the Private Placement Units to be issued pursuant to the Private Placement at the Private Placement Issue Price; and
- (ii) (either by itself or through one or more affiliates) procure subscribers for, or place out, or failing which, to subscribe (either by itself or through one or more affiliates) for such proportion of the Preferential Offering Units at the Preferential Offering Issue Price, to the extent that they remain unsubscribed for after satisfaction of all applications (if any) for Excess Preferential Offering Units (as defined below) (save for the Preferential Offering Units to be subscribed and/or applied for by the Sponsor pursuant to the terms of the Sponsor Irrevocable Undertaking (as defined below)),

in each case as set out in the Underwriting Agreement. The Equity Fund Raising shall be subject to certain conditions precedent more particularly set out in the Underwriting Agreement.

In relation to the Equity Fund Raising, Frasers Property Limited, the sponsor of FCT (the “**Sponsor**”), has provided an irrevocable undertaking to the Manager and the Underwriters (the “**Sponsor Irrevocable Undertaking**”), the details of which are set out in paragraph 9 below.

2. **RATIONALE FOR THE EQUITY FUND RAISING**

The Manager believes that the Equity Fund Raising is an efficient and overall beneficial method of raising funds to partially finance the total acquisition cost of the Acquisition (as defined herein)³, while maintaining a well-balanced capital structure.

3. **USE OF PROCEEDS**

Subject to relevant laws and regulations, the Manager intends to use the gross proceeds of no less than approximately S\$400.0 million from the Equity Fund Raising in the following manner:

- (a) approximately S\$394.2 million (which is equivalent to approximately 98.6% of the gross proceeds of the Equity Fund Raising) to repay existing debts, pending the use of part of such amount to fund the proposed 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**”); and

3 On 25 March 2025, the Manager announced the Acquisition (see announcement 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*”) (the “**Acquisition Announcement**”). Please refer to paragraph 3 of the Acquisition Announcement for the key benefits and rationale of the Acquisition.

- (b) approximately S\$5.8 million (which is equivalent to approximately 1.4% of the gross proceeds of the Equity Fund Raising) to pay the estimated professional and other fees and expenses incurred or to be incurred by FCT in connection with the Equity Fund Raising.

The Acquisition will be subject to the approval of unitholders of FCT (“**Unitholders**”) to be sought at an extraordinary general meeting of Unitholders. In the event that the Equity Fund Raising is completed but FCT does not proceed with the Acquisition, the proceeds from the Equity Fund Raising shall be re-deployed to fund future investments and/or to pare down debt.

Notwithstanding its current intention, the Manager may, subject to relevant laws and regulations, utilise the net proceeds of the Equity Fund Raising at its absolute discretion for other purposes, including without limitation, for the repayment of existing indebtedness, funding capital expenditures and working capital.

The Manager will make periodic announcements on the utilisation of the net proceeds of the Equity Fund Raising via SGXNET as and when such funds are materially disbursed and whether such a use is in accordance with the stated use and in accordance with the percentage allocated and will disclose such information in FCT’s annual report. 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 the use of proceeds and in FCT’s annual report and where there is any material deviation from the stated use of proceeds, the Manager will announce the reasons for such deviation.

Pending the deployment of the net proceeds of the Equity Fund Raising, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or be used to repay outstanding borrowings or for any other purpose on a short-term basis as the Manager may, in its absolute discretion, deem fit.

4. PREVIOUS EQUITY FUND RAISING

FCT has not undertaken any equity fund raising exercise in the last 12 months prior to the date of this announcement.

5. AUTHORITY TO ISSUE NEW UNITS

The New Units will be issued pursuant to a general mandate (the “**General Mandate**”) given to the Manager at the annual general meeting (“**AGM**”) held on 14 January 2025, pursuant to which the Manager may, during the period from 14 January 2025 to (i) the conclusion of the next AGM of FCT, (ii) the date by which the next AGM of FCT is required by applicable laws and regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest, issue new Units and/or securities, warrants, debentures or other instruments convertible into Units (“**Convertible Securities**”) such that the number of new Units (and/or Units into which the Convertible Securities may be converted) does not exceed 50.0% of the total number of Units in issue as at 14 January 2025 (the “**Base Figure**”), of which the aggregate number of new Units (and/or Units into which the Convertible Securities may be converted) issued other than on a *pro rata* basis to existing Unitholders, shall not be more than 20.0% of the Base Figure.

The Base Figure, being the number of Units in issue as at 14 January 2025, was 1,817,523,046.

The number of Units that can be issued under the General Mandate is estimated to be 908,761,523 Units, of which no more than 363,504,609 Units may be issued on a non *pro rata* basis. The Manager has issued 730,174 Units since 14 January 2025 on a non *pro rata* basis.

Taking into account the Units which have been issued as described above, the number of Units that can be issued under the General Mandate on a non *pro rata* basis is 362,774,435 Units.

The 96,619,000 Private Placement Units to be issued (based on the Private Placement Minimum Issue Price) would constitute up to 5.3% of the Base Figure, which is within the 20.0% limit for issue of new Units other than on a non *pro rata* basis.

Up to 98,185,673 Preferential Offering Units to be issued (based on the Preferential Offering Minimum Issue Price) would constitute up to 5.4% of the Base Figure, which is within the 50.0% limit for issue of new Units on a *pro rata* basis.

Accordingly, the prior approval of the Unitholders is not required for the issue of the New Units under the Equity Fund Raising. The Manager will be relying on the General Mandate for the issue of the Private Placement Units and the Preferential Offering Units.

6. ELIGIBILITY TO PARTICIPATE IN THE PRIVATE PLACEMENT

The offer of the Private Placement Units under the Private Placement will be made to eligible institutional, accredited and expert investors in so far as it is legally permissible to do so in any jurisdiction the New Units are made available.

The Private Placement Units have not been and will not be registered under the Securities Act or the securities laws of any state or other jurisdiction of the United States, or under the securities laws of any other jurisdiction, and may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States or any other jurisdiction except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with applicable laws.

The Manager, along with the Underwriters, reserves the absolute discretion in determining whether to allow such participation as well as the persons who may be allowed to do so.

7. DETAILS OF THE PREFERENTIAL OFFERING

In connection with the Preferential Offering, the Manager intends to issue such number of Preferential Offering Units at the Preferential Offering Issue Price to Eligible Unitholders (as defined below) on a *pro rata* basis at a preferential offering ratio to be determined, in order to raise gross proceeds of approximately S\$200.0 million.

As the Preferential Offering is made on a non-renounceable basis, the provisional allotment of Preferential Offering Units cannot be renounced in favour of a third party or traded on the SGX-ST. Each Eligible Unitholder will be provisionally allotted the Preferential Offering Units under

the Preferential Offering on the basis of their unitholdings in FCT as at 5.00 p.m. on 3 April 2025 (the “**Record Date**”). In this regard, fractions of a Preferential Offering Unit will be disregarded.

Eligible Unitholders are at liberty to accept or decline their provisional allotments of Preferential Offering Units and are eligible to apply for additional Preferential Offering Units in excess of their provisional allotments under the Preferential Offering (“**Excess Preferential Offering Units**”). Eligible Unitholders are prohibited from trading, transferring, assigning or otherwise dealing with (in full or in part) their (a) provisional allotments of Preferential Offering Units, or (b) eligibility to apply for Excess Preferential Offering Units.

The Preferential Offering Units represented by the (i) provisional allotments of Eligible Unitholders who decline or do not accept, in full or in part, their provisional allotments of Preferential Offering Units, (ii) provisional allotments of ineligible Unitholders, and/or (iii) fractional entitlements that are disregarded, may be issued to satisfy applications for Excess Preferential Offering Units as the Manager may, in its absolute discretion, deem fit. In the allotment of Excess Preferential Offering Units, preference will be given for the rounding of odd lots. Directors of the Manager (the “**Directors**”) and substantial Unitholders who have control or influence over FCT or the Manager, as the case may be, in connection with the day-to-day affairs of FCT or the Manager, or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of Directors, will rank last in priority for the rounding of odd lots and allotment of Excess Preferential Offering Units.

8. ELIGIBILITY TO PARTICIPATE IN THE PREFERENTIAL OFFERING

Eligible Unitholders. Only Eligible Depositors (as defined below) and Eligible QIBs (as defined below) are eligible to participate in the Preferential Offering.

Eligible Depositors. “**Eligible Depositors**” are Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Record Date and (a) whose registered addresses with CDP are in Singapore as at the Record Date; or (b) who have at least three Market Days prior to the Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore.

Eligible QIBs. “**Eligible QIBs**” are “qualified institutional buyers” (as defined in Rule 144A under the Securities Act) that meet certain requirements which will be specified in the Instruction Booklet (as defined below).

Foreign Unitholders. The making of the Preferential Offering may be prohibited or restricted in certain jurisdictions under their relevant securities laws. Thus, for practical reasons and in order to avoid any violation of the securities legislation in jurisdictions outside of Singapore, the Preferential Offering will not be extended to (i) Unitholders whose registered addresses with CDP are outside Singapore as at the Record Date, and who have not, at least three Market Days prior to the Record Date, provided CDP with addresses in Singapore for the service of notices and documents in accordance with the foregoing, and (ii) in the case of Unitholders (who are Eligible QIBs) in the United States, who have not delivered to the Manager a signed investor representation letter in the form set out in the Instruction Booklet not later than the Record Date.

Unitholders whose registered addresses with CDP are outside Singapore and who wish to participate in the Preferential Offering will have to provide CDP with addresses in Singapore for the service of notices and documents at least three Market Days prior to the Record Date.

Details of the Preferential Offering and procedures for acceptance of and payment for provisional allocations of Preferential Offering Units by Unitholders whose registered addresses with CDP are in Singapore will be set out in an instruction booklet to be despatched to Eligible Unitholders in due course (the “**Instruction Booklet**”). A further announcement on the despatch will be made by the Manager at the appropriate time.

For the avoidance of doubt, even if a Unitholder has provided a Singapore address as aforesaid, the offer of Preferential Offering Units to such Unitholder will be subject to compliance with applicable securities laws outside Singapore. The Manager, along with the Underwriters, reserves the absolute discretion whether to allow such participation as well as the persons who may be allowed to do so.

Notwithstanding the foregoing, the Manager may in its sole discretion determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdiction.

The Preferential Offering Units have not been and will not be registered under the Securities Act or the securities laws of any state or jurisdiction of the United States, or under the securities laws of any other jurisdiction, and may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States or any other jurisdiction except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with applicable laws.

9. COMMITMENT BY THE SPONSOR

To demonstrate its support for FCT and the Equity Fund Raising, the Sponsor, which, through its wholly-owned subsidiaries, Frasers Centrepoint Asset Management Ltd, being the Manager (in its personal capacity), and Frasers Property Retail Trust Holdings Pte. Ltd. (collectively, the “**Relevant Entities**”), holds 723,208,037 Units as at the date of this announcement representing approximately 39.77% of the total number of Units in issue, has provided to the Manager and the Underwriters, the Sponsor Irrevocable Undertaking that, among others:

- (i) the Sponsor shall not sell, transfer by any means or otherwise dispose of and shall procure the Relevant Entities not to sell, transfer by any means or otherwise dispose of any units in FCT for the period from the date of the Sponsor Irrevocable Undertaking to the Record Date;
- (ii) subject to any prohibitions or restrictions imposed by the relevant regulatory authorities (including the SGX-ST), in accordance with the terms and conditions of the Preferential Offering and in any case not later than the latest time and date for acceptance and payment for the Preferential Offering Units to be issued under the Preferential Offering (the “**Closing Date**”), the Sponsor will procure the Relevant Entities to accept, subscribe and pay in full for, the Relevant Entities’ total provisional allotment of the Preferential Offering Units;

- (iii) unless required by applicable law or regulations or by an order of a court of competent jurisdiction, the Sponsor will not, and will procure that the Relevant Entities will not, during the period commencing from 24 March 2025 up to and including the later of the date of the listing and quotation of the Private Placement Units, or the Preferential Offering Units on the Main Board of the SGX-ST, make any public statement or announcement regarding the Equity Fund Raising, without first obtaining the prior written consent of the Manager and the Underwriters (such consent not to be unreasonably withheld or delayed; and
- (iv) the Sponsor will take or cause to be taken, all steps and actions and do, or cause to be done, all such acts and things as may be reasonably required to give effect to the undertakings in the Sponsor Irrevocable Undertaking.

10. STATUS OF THE NEW UNITS

10.1 Entitlement to Cumulative Distribution

FCT's policy is to distribute its distributable income on a half-yearly basis to Unitholders.

In connection with the Private Placement, the Manager intends to declare, in respect of the existing Units in FCT (the "**Existing Units**"), 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 are issued (the "**Advanced Distribution**", and together with the 1H2025 Distribution, the "**Cumulative Distribution**"). The quantum of distribution per Existing Unit under the Cumulative Distribution is currently estimated to be between 6.13 Singapore cents and 6.17 Singapore cents (the "**Cumulative Distribution Range**"). A further announcement on the actual quantum of the Cumulative Distribution (which may differ from the foregoing estimate) will be made by the Manager in due course.

The Private Placement Units are expected to be issued on or around 4 April 2025. The Cumulative Distribution is intended to ensure that the distributable income accrued by FCT up to the day immediately preceding 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.

The next distribution following the Cumulative Distribution will comprise FCT's distributable income for the period from the day the Private Placement Units are issued to 30 September 2025 (the "Relevant Period Distribution"). Half-yearly distributions will resume thereafter, unless otherwise announced.

10.2 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.

10.3 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 the right to the Relevant Period Distribution 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.

11. STATEMENT BY THE BOARD

As at the date of this announcement, the Directors are of the opinion that, after taking into consideration FCT's internal resources, its available bank facilities and financial resources, the working capital available to FCT is sufficient to meet its present requirements. However, given the current economic situation, the Directors are of the view that it would be more prudent to use the net proceeds raised from the Equity Fund Raising to fund the Acquisition.

As at the date of this announcement, after taking into consideration FCT's internal resources, its available bank facilities, financial resources and the estimated net proceeds from the Equity Fund Raising, FCT has sufficient resources to meet its capital commitments.

Taking into account the use of proceeds of the Equity Fund Raising, the Directors believe that the Equity Fund Raising would be beneficial to, and is in the interests of, FCT and its minority Unitholders.

12. RECEIPT OF APPROVAL IN-PRINCIPLE

Approval in-principle for the New Units has been obtained from 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.

13. INDICATIVE TIMETABLE

The Manager may, in consultation with the Underwriters, and with the approval of the SGX-ST, modify the below indicative timeline of the key events relating to the Equity Fund Raising, subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via SGXNET. However, as at the date of this announcement, the Manager does not expect the below indicative timetable to be modified.

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
Record Date (for entitlement to the Cumulative Distribution and eligibility to participate in the Preferential Offering)	Thursday, 3 April 2025 at 5.00 p.m.

Event	Indicative Date
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)
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:
Mr. Chen Fung Leng
Vice President, Investor Relations
Frasers Centrepoint Asset Management Ltd.
T +65 6277 2657
E funleng.chen@frasersproperty.com

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 or form part of an offer, invitation or solicitation of any securities of FCT 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 or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the 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 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).