



Frasers Property Treasury Pte. Ltd.
(Company Registration No. 201132730N)
(Incorporated in the Republic of Singapore)

PRICING OF FIXED RATE NOTES DUE 2037 TO BE ISSUED PURSUANT TO THE INVITATION AND THE NEW ISSUE

Reference is made to the announcements issued by Frasers Property Limited (the "**Company**" or the "**Guarantor**") on 31 August 2026 setting out the notice of invitation issued by Frasers Property Treasury Pte. Ltd. (the "**Issuer**") in relation to the Invitation and on 14 September 2026 in relation to the results of the Invitation (together, the "**Announcements**"). It was intended that, in addition to the issue of New Notes pursuant to the Invitation, subject to market conditions, Additional Notes may also be issued and offered for sale pursuant to the New Issue.

The Company is pleased to announce the launch and pricing of S\$1,750,000 in aggregate principal amount of fixed rate notes (the "**Additional Notes**") under the S\$5,000,000,000 Multicurrency Debt Issuance Programme established by the Issuer on 16 January 2017 and guaranteed by the Guarantor. Oversea-Chinese Banking Corporation Limited has been appointed as the sole lead manager in relation to the Additional Notes.

The Additional Notes to be issued pursuant to the New Issue and the New Notes to be issued pursuant to the Invitation will be fungible and shall consolidate into the same series (the "**Series 007 Notes**").

The Additional Notes will be issued at an issue price of 100.00 per cent. of their principal amount and the New Notes will be issued at an issue price of 97.50 per cent. of their principal amount. The interest rate for the Series 007 Notes is fixed at 3.50 per cent. per annum payable semi-annually in arrear. The Series 007 Notes will be issued in registered form and in denominations of S\$250,000 each. Unless previously redeemed, purchased and/or cancelled, the Series 007 Notes shall mature on 18 March 2037 (the "**Maturity Date**"). The obligations of the Issuer under the Series 007 Notes are guaranteed by the Guarantor.

The Series 007 Notes may be redeemed at the option of the Issuer in whole or in part on any Interest Payment Date prior to the Maturity Date at their Make-Whole Amount together with interest accrued to (but excluding) the date fixed for redemption.

The aggregate principal amount of the Series 007 Notes is expected to be S\$40,000,000 (being S\$1,750,000 in aggregate principal amount of Additional Notes to be issued pursuant to the New Issue, and S\$38,250,000 in aggregate principal amount of New Notes to be issued pursuant to the Invitation).

The net proceeds arising from the issue of the Additional Notes (after deducting issue expenses) will be used for general corporate purposes, including refinancing existing borrowings, financing acquisitions and investments and general working capital and/or capital expenditure requirements of the Issuer, the Guarantor, the Group and associated companies and joint venture companies of the Guarantor.

The Additional Notes are offered by the Issuer in Singapore to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore (the "**SFA**")) pursuant to Section 274 of the SFA and (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore. Any reference to the SFA is a reference to the Securities and Futures Act 2001 of Singapore and a reference to any term as defined in the SFA or any provision in the SFA is a reference to that term or provision as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time.

Application will be made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing and quotation of the Series 007 Notes on the SGX-ST. Such permission will be granted when the Series 007 Notes have been admitted for listing and quotation on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Series 007 Notes on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Guarantor, their respective subsidiaries and associated companies (if any), the Programme or the Series 007 Notes. The Series 007 Notes are expected to be listed on the SGX-ST on or about 21 September 2026.

Please note that any approval in-principle received from the SGX-ST does not extend to offers pursuant to the Securities and Futures (Offers of Investments) (Exemption for Offers of Post-Seasoning Debentures) Regulation 2016 and the Securities and Futures (Offers of Investments) (Exemption for Offers of Straight Debentures) Regulations 2016.

Capitalised or other terms used but not defined herein shall, unless the context otherwise requires, have the meanings as set out in the Announcements and the Invitation Memorandum dated 31 August 2026.

For and on behalf of
the Board of Directors

FRASERS PROPERTY LIMITED

14 September 2026

NOT FOR DISTRIBUTION TO ANY PERSON LOCATED OR RESIDENT IN THE UNITED STATES OR ANY OTHER JURISDICTION WHERE IT IS UNLAWFUL TO DISTRIBUTE THIS DOCUMENT.

This announcement is for information purposes only and is not an offer to purchase or a solicitation of an offer to sell any securities. This announcement must be read in conjunction with the Invitation Memorandum. This announcement and the Invitation Memorandum do not constitute an offer to participate in the Invitation in any jurisdiction in which, or to any person to or from whom, it is unlawful to make such offer or Invitation or for there to be such participation under applicable laws. The distribution of this announcement and the Invitation Memorandum in certain jurisdictions may be restricted by law. Persons into whose possession this announcement or the Invitation Memorandum comes are required by each of the Issuer, the Guarantor, the Dealer Manager and the Tender Agent to inform themselves about and to observe any such restrictions.