FRASERS CENTREPOINT TRUST

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

TAX RULING IN RESPECT OF THE ISSUE OF S$200 MILLION 3.98 PER CENT. SUBORDINATED PERPETUAL SECURITIES PURSUANT TO THE S$3,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

Reference is made to the announcement made by Frasers Centrepoint Asset Management Ltd. (in its capacity as manager of Frasers Centrepoint Trust ("**FCT**")) on 2 July 2025 in relation to the issue of S$200 million in aggregate principal amount of 3.98 per cent. subordinated perpetual securities comprised in Series 003 (the "**Series 003 Securities**") under the S$3 billion Multicurrency Debt Issuance Programme of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Frasers Centrepoint Trust) established on 8 February 2017.

In the pricing supplement for the Series 003 Securities (the "**Pricing Supplement**"), references were made to an application to the Inland Revenue Authority of Singapore ("**IRAS**") for an advance tax ruling to confirm the classification of the Series 003 Securities for Singapore income tax purposes and the Singapore tax treatment of the payment of the Distributions. Unless otherwise defined herein, terms used in this announcement and which are defined in the terms and conditions of the Series 003 Securities read together with the Pricing Supplement (collectively, the "**Conditions**") shall bear the same meanings ascribed to them in the Conditions.

The Manager wishes to announce that the abovementioned tax ruling has been obtained from the IRAS. In particular, the IRAS has stated in the tax ruling that it is prepared to regard the Series 003 Securities as "debt securities" for the purpose of section 43H(4) of the Income Tax Act 1947 of Singapore and regulation 2 of the Income Tax (Qualifying Debt Securities) Regulations. Accordingly, the Distributions payable on the Series 003 Securities will be regarded by the IRAS as interest payable on indebtedness.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.
As manager of Frasers Centrepoint Trust
Company Registration No: 200601347G

Catherine Yeo
Company Secretary
8 December 2025

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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) and property expenses, 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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This announcement has not been reviewed by the Monetary Authority of Singapore.