

SGX-ST ANNOUNCEMENT

For immediate release

FRASERS LOGISTICS & COMMERCIAL TRUST

(a real estate investment trust constituted on 30 November 2015 under the laws of the Republic of Singapore)

**PAYMENT OF ACQUISITION FEES BY WAY OF ISSUE OF UNITS IN FRASERS
LOGISTICS & COMMERCIAL TRUST**

Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Frasers Logistics & Commercial Trust ("FLCT") dated 25 May 2026 titled "The Proposed Acquisition of Interests in Four Properties in Germany and the Netherlands" and the announcement of FLCT dated 31 July 2026 titled "Completion of Acquisition of Interests in Four Properties in Germany and the Netherlands".

Frasers Logistics & Commercial Asset Management Pte. Ltd., as manager of FLCT (the "**Manager**") is pleased to announce that 1,998,458 new units in FLCT ("**Units**") have been issued to the Manager as payment of the Acquisition Fee of S\$1,975,678 in respect of the completion of the acquisition of the equity interests in the Property Companies which hold the New Properties at the issue price of S\$0.9886 per Unit.

The issue price of the Acquisition Fee Units and the number of Units issued were determined based on the volume weighted average price per Unit for all trades on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading for the last 10 business days immediately preceding the relevant business day on which the Units were issued (in accordance with the trust deed constituting FLCT dated 30 November 2015 (as amended)).

With the abovementioned issue of new Units, the total number of Units in issue as at 3 August 2026 is 3,808,609,150 of which the Manager has an interest in an aggregate of 20,246,590 Units, which represents approximately 0.53% of the total number of Units in issue.

BY ORDER OF THE BOARD

Frasers Logistics & Commercial Asset Management Pte. Ltd.

As manager of Frasers Logistics & Commercial Trust

Company Registration No. 201528178Z

Catherine Yeo

Company Secretary

3 August 2026

IMPORTANT NOTICE

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.

The value of the 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 Perpetual (Asia) Limited, as trustee of FLCT. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

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. This announcement is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia), Canada or Japan. The Units referred to herein have not been, and will not be, registered under the Securities Act, or the securities laws of any state of the United States or other jurisdiction, and the Units may not be offered or sold in the United States, absent registration or an exemption from, the registration requirements under the Securities Act and applicable state or local securities laws. No public offering of securities is being made in the United States.

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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FLCT and the Manager is not necessarily indicative of the future performance of FLCT and the Manager.