

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)

DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), Frasers Logistics & Commercial Asset Management Pte. Ltd., as manager of Frasers Logistics & Commercial Trust (“**FLCT**” and Frasers Logistics & Commercial Asset Management Pte. Ltd., the “**Manager**”), wishes to announce that Perpetual (Asia) Limited (in its capacity as trustee of FLCT) (the “**FLCT Trustee**”) has entered into today the following loan facility agreement with the specified condition (the “**Relevant Condition**”) set out below which makes reference to a change in the manager of FLCT, and places restrictions on a change of control of the Manager.

Loan Facility	Relevant Condition
An USD 100,000,000 facility letter dated 14 September 2026 (the “Facility Agreement”) and entered into today by the FLCT Trustee, as borrower (the “Borrower”) with MUFG Bank, Ltd., Singapore Branch, as lender (the “Lender”).	It is a mandatory prepayment event if (i) the Manager ceases to be the manager of FLCT and is not replaced or substituted by such other manager approved by the Monetary Authority of Singapore; or (ii) Frasers Property Limited ceases to directly or indirectly own more than 50 per cent. of the issued share capital of the Manager without the prior written consent of the Lender (a “Change of Manager”). If a Change of Manager occurs: (a) the Borrower shall promptly notify the Lender upon becoming aware of that event; and (b) upon such notification, the Lender and the Borrower shall enter into negotiations in good faith. If the Lender and the Borrower have not come to an agreement within thirty (30) days from the date of notification from the Borrower, the Lender may cancel the facility under the Facility Agreement (the “Facility”) and declare all loans, together with accrued interest, and all other amounts accrued or outstanding under the related finance documents immediately due and payable, whereupon the Facility shall

	immediately cease to be available for further utilisation and all such loans, accrued interest and other amounts shall become immediately due and payable.
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None of the events described under the Relevant Condition have occurred. Assuming such an event occurs, and a failure to prepay or repay causes a cross default under other borrowings of FLCT, the aggregate level of facilities that may be affected is approximately S\$2,872.7 million¹ (excluding interest and exclusive of the facility which is the subject of this announcement) as at the date of this announcement. This does not take into account (i) the amount of the loan facilities which have not been drawn down, and which remain available for drawdown, (ii) future notes issuances under the S\$1,000,000,000 multicurrency debt issuance programme of FLCT Treasury Pte. Ltd. (formerly known as FLT Treasury Pte. Ltd. and a wholly-owned subsidiary of FLCT) and guaranteed by Perpetual (Asia) Limited (in its capacity as trustee of FLCT) and (iii) future issuances of euro-commercial paper notes under the S\$1,000,000,000 Euro-Commercial Paper Programme established by Perpetual (Asia) Limited (in its capacity as trustee of FLCT).

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
29 September 2026

¹ Based on an exchange rate of A\$1:S\$0.8964 €1:S\$1.4526, US\$1:S\$1.2773, and £1:S\$1.6932 as at 28 September 2026.

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, solicitation or invitation of any offer, to buy or subscribe for any securities of FLCT in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied on in connection with, any contract or commitment whatsoever.

The value of the units in FLCT ("**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 the Units is subject to investment risks, including the possible loss of the principal amount invested.

Holders of Units ("**Unitholders**") have no right to request that the Manager 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. This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. The past performance of FLCT and the Manager is not necessarily indicative of the future performance of FLCT and the Manager.