

Frasers Day

Bangkok 2021

18 November 2021



Fraser's Property Logistics Center (Wangnoi 1), Ayutthaya, Thailand

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Glossary

Frasers Property entities

FCT : Frasers Centrepoint Trust

FHT : Frasers Hospitality Trust

FLT : Frasers Logistics & Industrial Trust

FLCT : Frasers Logistics & Commercial Trust

FPI : Frasers Property Industrial

FPL or Frasers Property : Frasers Property Limited

FPT : Frasers Property (Thailand) Public Company Limited

FTREIT : Frasers Property Thailand Industrial Freehold & Leasehold REIT

GVREIT : Golden Ventures Leasehold Real Estate Investment Trust

The Group : Frasers Property Limited, together with its subsidiaries

Other acronyms

AEI : Asset enhancement initiative

AUM : Assets under management

ESG: Environmental, Social and Governance

FY : Financial year

GFA: Gross floor area

Ha : Hectares

JV : Joint venture

km : Kilometres

NLA : Net lettable area

sqm : Square metres

UK : United Kingdom

Y-o-Y : Year-on-year



Aptitude & Fortitude

Focused and scalable platforms support portfolio resilience

Well-diversified across asset class and geography

\$S\$42.6 billion AUM¹ across five asset classes

Synergistic end-to-end business space solutions provider across geographies

Suburban malls at transportation nodes catering to essentials

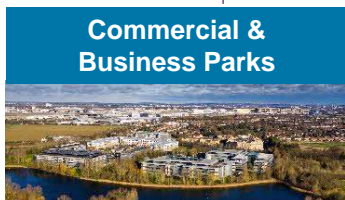
Long-stay and leisure lodging at key locations

Delivering quality homes across geographies



**Industrial & Logistics
("I&L")**

Australia, Continental Europe, Thailand, UK, Vietnam



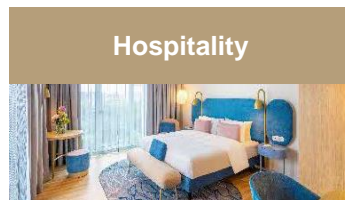
Commercial & Business Parks

Australia, Singapore, Thailand, UK, Vietnam



Retail

Australia, Singapore, Thailand, Vietnam



Hospitality

Multi-geography



Residential

Australia, China, Singapore, Thailand, UK, Vietnam

\$S\$12.7 b	AUM ¹
~6.7 m sqm	GFA
~8.5 m sqm	land bank
<i>In FY21:</i>	
~970,900 sqm	renewals and new leases
~281,400sqm	facilities delivered

\$S\$10.0 b	AUM ¹
~1.2 m sqm	NLA
~1,100	tenants
<i>In FY21:</i>	
~148,600 sqm	renewals and new leases
~32,000 sqm	facilities delivered

\$S\$10.3 b	AUM ¹
~322,500sqm	NLA
~2.6 m	catchment ²
<i>In FY21:</i>	
~37,700 sqm	renewals and new leases
12.3%	tenants' sales Y-o-Y growth ²

\$S\$4.9 b	AUM ¹
70	cities
21	countries
<i>In FY21:</i>	
~16,200	units in operation ³
~3,300	units in the pipeline ³

\$S\$4.7 b	AUM ¹
~120,000	homes built ⁴
~19,000	pipeline units
<i>In FY21:</i>	
~5,600	homes settled
\$S\$1.8 b	unrecognised revenue ⁵

FLCT, FTREIT, GVREIT

FCT

FHT

FHT

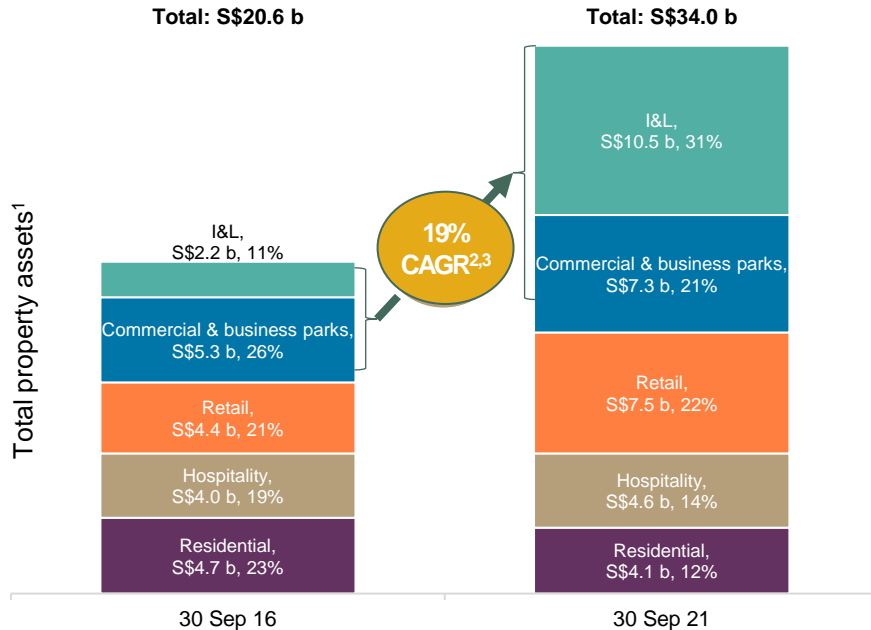
Note: All numbers as at 30 September 2021. 1. Comprises property assets in which the Group has an interest, including assets held by its REITs, JVs and associates. 2. Source: Cistri; refers only to population catchment of Singapore portfolio. 3. Including properties under management. 4. Built to date. 5. Includes the Group's effective interest of JO, JVs, PDAs and associates.

We are Frasers Property

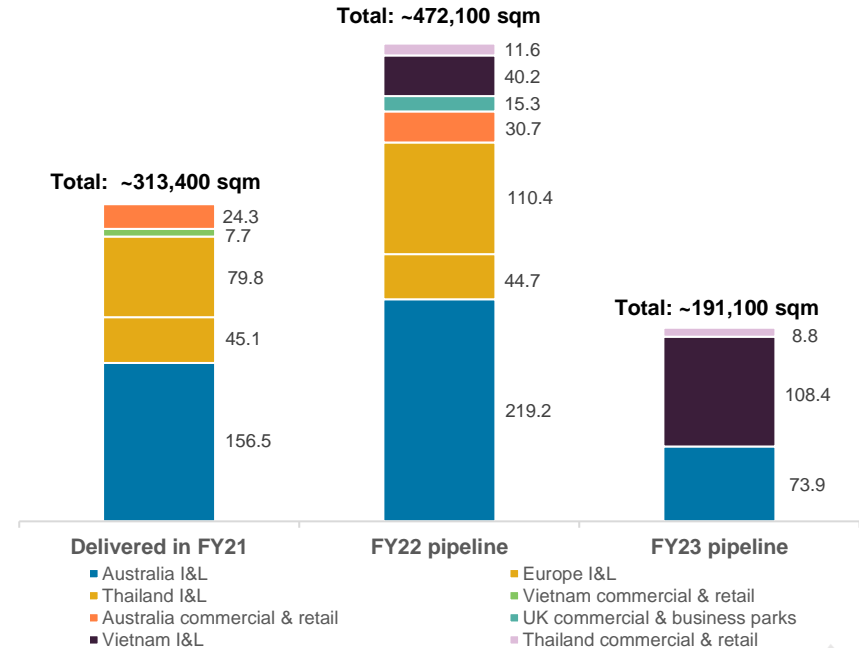
Poised to benefit from new economy and e-commerce opportunities

Ready to capitalise on stronger market fundamentals through growing exposure to I&L and commercial & business parks

Focused growth of I&L and commercial & business parks exposure through a series of strategic initiatives



Healthy I&L and commercial & business parks development pipeline provides visibility of delivering further growth



1. Property assets comprise investment properties, property, plant and equipment, investments in JVs and associates, shareholder loans to JVs and associates, properties held for sale and assets held for sale. 2. Compound Annual Growth Rate. 3. In respect of the Group's industrial & logistics and commercial & business park property assets.

Building future-ready capabilities

Investing in technology and innovation

Enhance customer experience and offering through innovation and technology



Seamless omnichannel shopping experience through Frasers eStore – e-commerce marketplace for mall tenants



Smart applications for enhanced customer engagement with residential customers in Australia & Thailand



World's 1st on-demand workspace solution to work anytime, anywhere across our network of malls

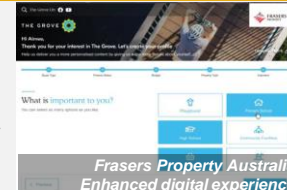
Adopt digital and technology solutions to improve productivity, leverage data analytics to deliver better business outcomes



Digitalisation at Singapore commercial properties – e.g. centralised intelligent building platform and integrated carpark management system



AI and machine learning to improve customer experience, security and environmental indicators for industrial tenants



Silver Award at the 2021 Sydney Design Awards in the Marketing – Branded Experience category. Drawing on data to offer more personalised content

Incorporate ESG and sustainability elements and practices throughout property lifecycle



Launched Australia's 1st building materials resource – the **Greensheet**, a comprehensive list of vetted building materials for the industry's free use



Working with partners to enable a more **energy-efficient** and resilient ecosystem for the communities



Five commercial buildings awarded eight certifications by the Singapore Environment Council for adoption of **low-carbon** and sustainable initiatives



Frasers Property Industrial

FPI premium estates: concept



- Market leading “Premium Estates” concept to set a new benchmark for industrial + logistics
- Highly efficient and functional operational design
- Best-in-class sustainability and technology initiatives
- Modular building design guidelines to enhance quality, sustainability and minimise waste
- Integrated greenery and outdoor areas for wellbeing
- Open spaces, fitness areas and amenities for employees and the wider community.

Premium estates: The YARDS, Australia



- Premium Estate to enhance customer experience + operational efficiency
- 77 Ha developable site area
- 47km to Sydney CBD 12km from Western Sydney airport
- ~80% reduction in carbon emissions
- ~80% reduction in water usage
- Industrial and logistics, data centre, e-commerce, pharmaceutical and community amenity uses

Premium estates: Vantage Yatala, Australia



- 65 Ha master planned estate
- ~40km from Brisbane CBD and Gold Coast
- Stage 1 completion November 2021
- 5.5km running track
- 2.3 Ha open space reserve to include park area, shelters, barbecue pits, picnic tables and basketball area.

Sustainability: the tube, Germany



- 14 Ha industrial and commercial park
- 10km from the city of Dusseldorf
- Total gross land area 72,500 sqm
- Last mile and urban logistics
- Carbon neutral with DGNB Gold rating¹ (target)
- 30-40% of the roof area for electricity production
- Green spaces for fitness exercise and rest breaks

1. <https://www.dgnb-system.de/en/system/> for more details

Sustainability: Williams Sonoma, Australia



- Net Zero Carbon facility in Western Sydney
- Clean energy solution with battery storage and biodiesel back-up
- 100% carbon neutral power supply
- ~120,000 kilowatt hour estimated total energy savings per annum
- 16% lower embodied carbon
- 39 kilolitre rainwater tank
- LED lighting with automatic controls



Frasers Property Industrial (Thailand)

Industrial & logistics property business in Thailand



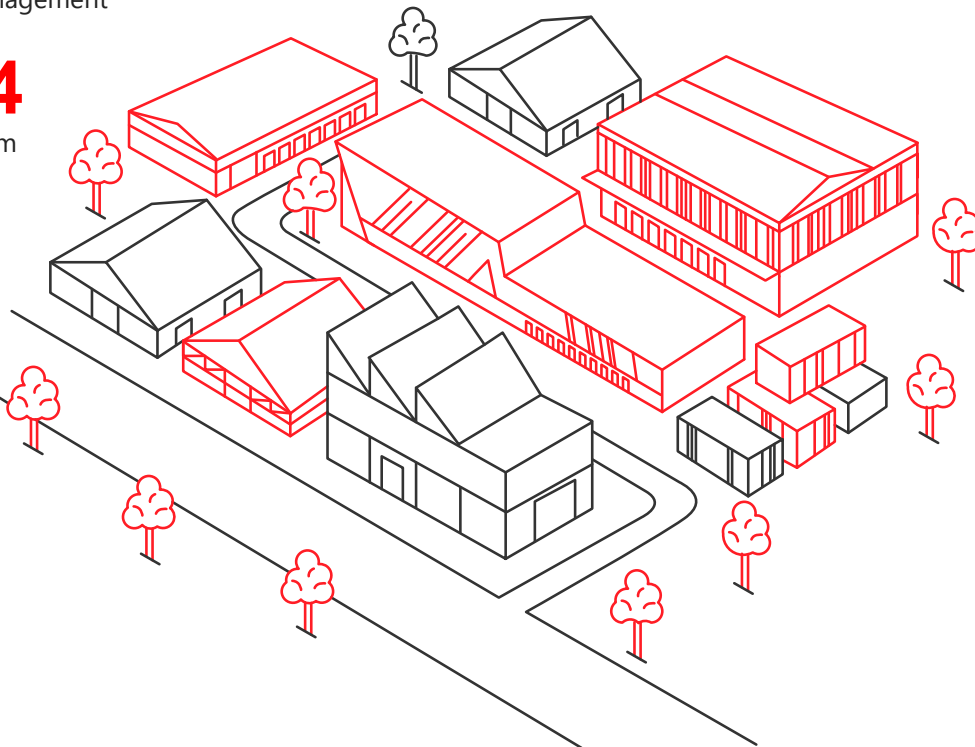
Asset Under Management
(AUM¹)

3.04
million sqm



AUM Occupancy Rate

85%



AUM Rental Income

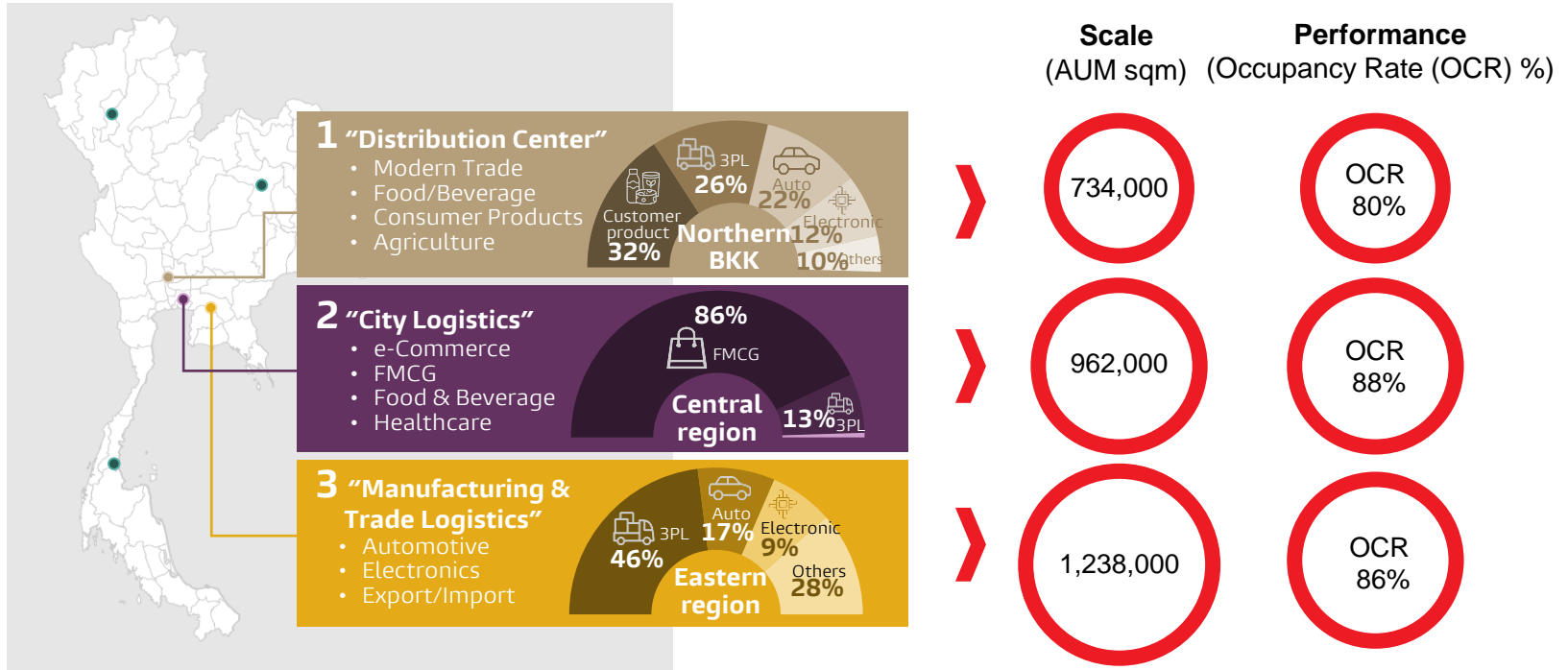
5 billion

Thai baht

Note: All numbers as at 17 November 2021 1. Comprises industrial & logistics property assets in which the Group has an interest in Thailand, including assets held by FTREIT and FPT's JVs and associates.

Unique position in the industrial & logistics market in Thailand

FPIT is the largest provider of ready-built factory and warehouse in Thailand



Note: All numbers as at 30 September 2021

We are Frasers Property

What Frasers Property Industrial (Thailand) does

Ready-Built Factory



Rojana Industrial Park,
Ayutthaya

Ready-built Warehouse



Frasers Property
Logistics Park (Sriracha), Chonburi

Built-to-Suit Project



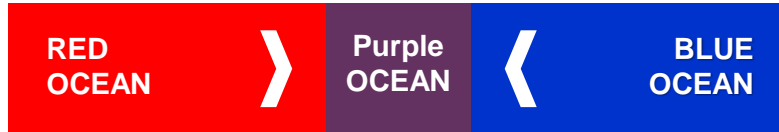
Frasers Property
Logistics Center (Bangplee 6), Samutprakarn

Industrial Township



TRA Land Bangna-Trad Km.32,
Samutprakarn

Business strategy for industrial property business in Thailand



WE ARE READY

เราพร้อม

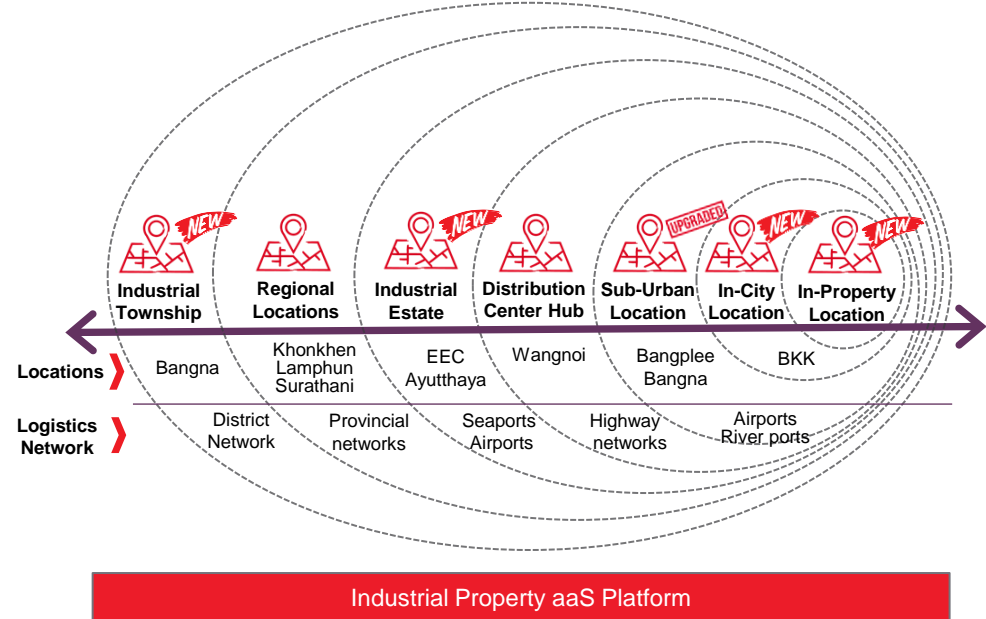
- Land Bank / Locations
- Partners
- Continuous Improvements (AEI)
- Regional Expansion
- Group Best Practices & Networks

WE ARE DIFFERENT

เราต่าง

- New Industrial Product & Service
- Environmental Social Governance (ESG)
- New Economy Product "as-a-service" (aaS) model

Industrial Property Products



Built-to-suit projects in Thailand

Projects handed over within two years

The Omnichannel Distribution Center for **Central Retail**



Frasers Property
Logistics Center (Bangplee 6), Samutprakarn

State of the Art Cold Chain Distribution Center for **Havi**



Frasers Property
Logistics Center (Bangplee 2), Samutprakarn

The Fully-Automated Flagship Warehouse for **FN**



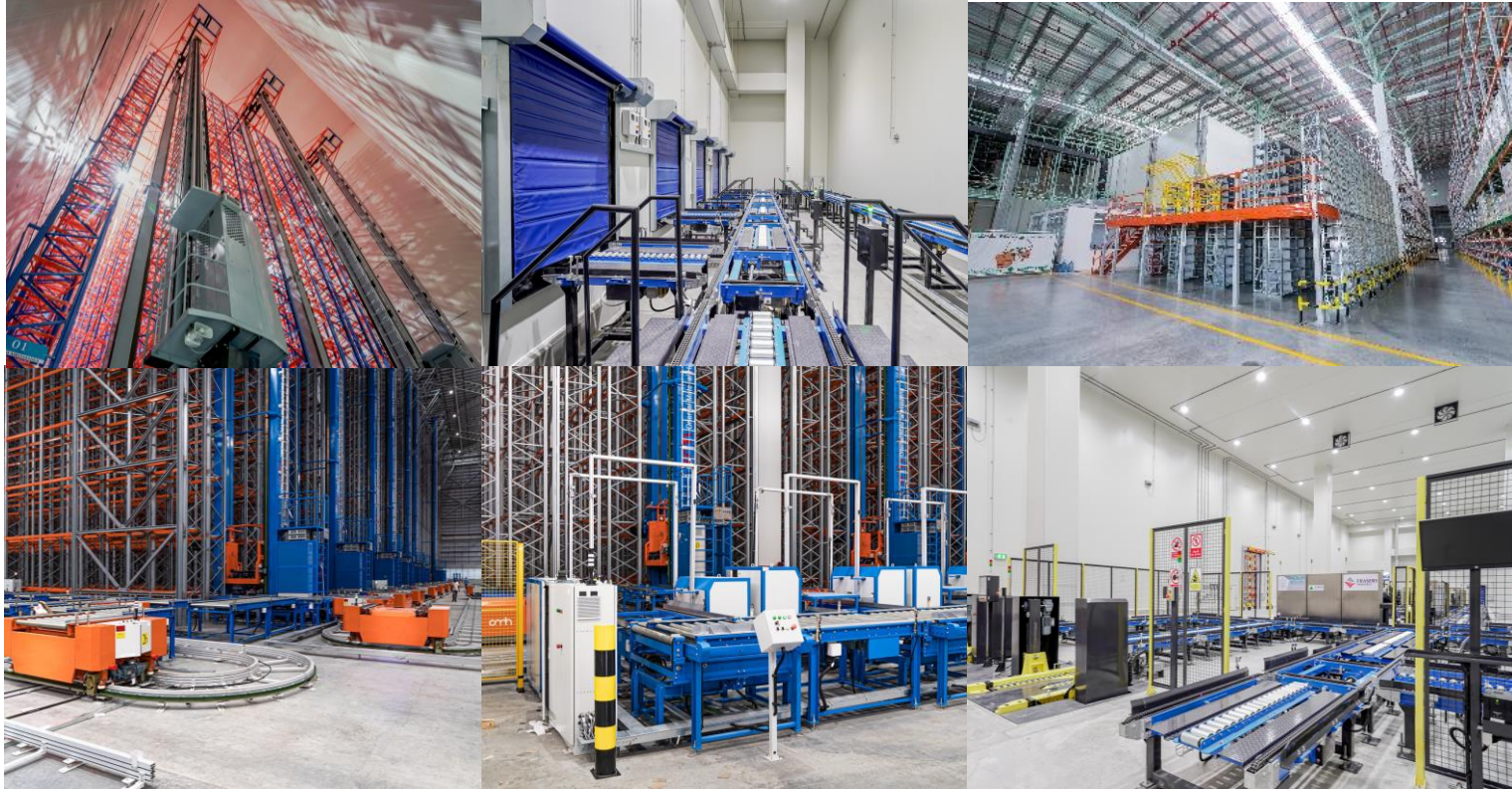
Rojana Industrial Park,
Ayutthaya

The Regional Distribution Center for **Thaibev** Logistics



Frasers Property
Logistics Park (Wangnoi 2), Ayutthaya

Automation in industrial & logistics properties



Inspiring experiences,
creating places for good.

