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FRASERS CENTREPOINT TRUST

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

RESULTS OF THE PREFERENTIAL OFFERING

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of Frasers Centrepoint Trust dated 25 March 2025 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$400.0 million” (the “**Launch Announcement**”) and dated 8 April 2025 titled “(I) Launch of Preferential Offering and Despatch of Instruction Booklet and ARE¹ to Eligible Unitholders Pursuant to the Preferential Offering; and (II) Updated Pro Forma Financial Information Arising from the Upsize of the Equity Fund Raising” (the “**PO Launch Announcement**”, and together with the Launch Announcement, the “**EFR Launch Announcements**”).*

1. INTRODUCTION

Following the EFR Launch Announcements in relation to, among other things, the non-renounceable preferential offering (the “**Preferential Offering**”) of 98,185,673 New Units on the basis of 54 Preferential Offering Units (as defined herein) for every 1,000 Existing Units held as at 5.00 p.m. on 3 April 2025 to Eligible Unitholders² on a *pro rata* basis, fractional

¹ “**ARE**” refers to the acceptance and application form for Preferential Offering Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for the Excess New Units.

² Only Eligible Unitholders (as defined herein) are eligible to participate in the Preferential Offering. “**Eligible Unitholders**” are Eligible Depositors (as defined herein) and Eligible QIBs (as defined herein). “**Eligible Depositors**” are Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Record Date and (a) whose registered addresses with CDP are in Singapore as at the Record Date; or (b) who have at

entitlements to be disregarded, at an issue price of S\$2.050 per New Unit (the “**Preferential Offering Units**”), Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust (“**FCT**”, and as the manager of FCT, the “**Manager**”) wishes to announce that valid acceptances and excess applications for a total of 122,584,803 Preferential Offering Units, representing approximately 124.8% of the total number of Preferential Offering Units available under the Preferential Offering, were received as at the close of the Preferential Offering on 16 April 2025.

Details of the valid acceptances and excess applications received are as follows:

	Number of Preferential Offering Units	% of Preferential Offering⁽¹⁾
Valid acceptances	79,023,072	80.5%
Excess applications	43,561,731	44.4%
Total valid acceptances and excess applications	122,584,803	124.8%

Note:

(1) The percentages are rounded to the nearest decimal place.

A total of 19,162,601 Preferential Offering Units comprising (i) fractional entitlements that were disregarded in arriving at the Eligible Unitholders’ entitlements to the Preferential Offering Units, (ii) provisional allotments of Eligible Unitholders who decline or do not accept, in full or in part, their provisional allotments of Preferential Offering Units, and (iii) provisional allotments of ineligible Unitholders, will be used to satisfy applications for the Excess New Units.

In the allotment of Excess New Units, preference will be given to the rounding of odd lots. Directors of the Manager (the “Directors”) and substantial Unitholders who have control or influence over FCT or the Manager in connection with the day-to-day affairs of FCT or the Manager, or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of directors of the Manager will rank last in priority for the rounding of odd lots and allotment of Excess New Units.

A total of 98,185,673 Preferential Offering Units will be issued at the issue price of S\$2.050 per Preferential Offering Unit to raise gross proceeds of approximately S\$201.3 million. Together with the gross proceeds of approximately S\$220.0 million raised from the Private Placement, gross proceeds of a total of approximately S\$421.3 million have been raised from the Equity Fund Raising.

least three Market Days prior to the Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore. Eligible Depositors will be provisionally allotted with Preferential Offering Units on the basis of 54 Preferential Offering Units for every 1,000 Existing Units then standing to the credit of their securities accounts with CDP on the Record Date (fractional entitlements to be disregarded). “**Eligible QIBs**” are “qualified institutional buyers” (as defined in Rule 144A under the Securities Act) that meet certain requirements which will be specified in the Instruction Booklet (as defined herein).

2. COMMITMENT BY THE SPONSOR

Pursuant to the Sponsor Irrevocable Undertaking, the Sponsor's wholly-owned subsidiaries, Frasers Property Retail Trust Holdings Pte. Ltd. and the Manager (in its own capacity), which holds Units (the "**Relevant Entities**") have each accepted in full their respective provisional allotments of an aggregate of 39,053,233 Preferential Offering Units, representing 39.77% of the 98,185,673 Preferential Offering Units available under the Preferential Offering.

Immediately post-completion of the Preferential Offering, the Sponsor will hold an aggregate deemed interest in 762,261,270 Units through the Relevant Entities, representing approximately 37.70% of the total number of 2,021,702,893 Units in issue after the completion of the Preferential Offering.

3. REFUNDS

Eligible Depositors. If no Excess New Units are allotted or if the number of Excess New Units allotted is less than that applied for, the amount paid on application or the surplus application monies, as the case may be, will be refunded to such Eligible Depositor, without interest or any share of revenue or other benefit arising therefrom, within three (3) business days after the commencement of trading of the Preferential Offering Units on 25 April 2025, by crediting their bank accounts with the relevant Participating Bank³ at their own risk (if they had applied for Excess New Units by way of an Electronic Application⁴ through an ATM of a Participating Bank or an Accepted Electronic Service⁵), the receipt by such banks being a good discharge to the Manager and CDP of their obligations, if any, thereunder, or by crediting directly into his/their designated bank account for Singapore Dollars via CDP's Direct Crediting Service, as the case may be, (in each case) at his/their own risk. In the event he/they are not subscribed to CDP's Direct Crediting Service, any monies to be paid shall be credited to his/their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein), as the case may be, in each case at his/their own risk, or in such other manner as he/they may have agreed with CDP for the payment of any cash distributions without interest or any share of revenue or other benefit arising therefrom (if he/they accept and (if applicable) apply through CDP or if he/they had applied for Excess New Units through CDP). CDP will process such refunds within such timeline as shall be indicated by CDP from time to time, taking into account the processing time required by the relevant bank or service delivery network for the relevant payment method.

4. STATUS OF THE PREFERENTIAL OFFERING UNITS TO BE ISSUED

The Manager expects the Preferential Offering Units to be listed and quoted on the Main Board of the SGX-ST with effect from **9.00 a.m. on 25 April 2025**.

The Preferential Offering Units will, upon issue and allotment, rank *pari passu* in all respects

³ "**Participating Banks**" refers to DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

⁴ As defined in the Instruction Booklet.

⁵ As defined in the Instruction Booklet.

with the Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including in respect of the right to any distributions for the period from 4 April 2025, being the day the Private Placement Units were issued, to 30 September 2025 as well as all distributions thereafter, other than in respect of the Cumulative Distribution⁶.

For the avoidance of doubt, the holders of the Preferential Offering Units will not be entitled to the Cumulative Distribution, but will be entitled to any distributions accruing from the date on which the Private Placement Units were issued.

BY ORDER OF THE BOARD

Frasers Centrepoint Asset Management Ltd.

As manager of Frasers Centrepoint Trust

Company Registration No: 200601347G

Catherine Yeo

Company Secretary

21 April 2025

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⁶ "Cumulative Distribution" refers to, in relation to the existing Units in FCT, the intended distribution for the period from 1 October 2024 to 31 March 2025 (the "1H2025 Distribution") and an advanced distribution for the period from 1 April 2025 to 3 April 2025, being the day immediately prior to the date on which the Private Placement Units were issued.

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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, Singapore or any other jurisdiction or should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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), property expenses and 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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The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain

detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

The New Units will only be made available in Australia to persons to whom an offer of securities or financial products can be made without a disclosure document or product disclosure statement, such as a professional investor, sophisticated investor or wholesale client for the purposes of Chapter 6D or Chapter 7, Part 7.9 of the *Corporations Act 2001 (Cth)*.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).