FRASERS CENTREPOINT TRUST

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

Asset Valuation Announcement

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of Frasers Centrepoint Asset Management Ltd. (the "**Company**"), as the manager of Frasers Centrepoint Trust ("**FCT**"), wishes to announce that independent valuations of Causeway Point, Northpoint City South Wing, Northpoint City North Wing, Tampines 1, Tiong Bahru Plaza, Century Square, Hougang Mall, Central Plaza, NEX and Waterway Point (collectively, the "**Properties**") have been completed.

The appointed valuers are Savills Valuation and Professional Services (S) Pte Ltd ("**Savills**") and Jones Lang LaSalle Property Consultants Pte Ltd ("**JLL**"). The valuations have been adopted in the financial statements of FCT for the financial year ended 30 September 2026.

The valuation details are as follows:

Properties	Valuer	Valuation as at 30 September 2026
		S$'million
Causeway Point	Savills	1,356.0
Northpoint City South Wing	Savills	1,138.0
Northpoint City North Wing	Savills	813.0
Tampines 1	JLL	821.0
Tiong Bahru Plaza	JLL	667.0
Century Square	JLL	564.0
Hougang Mall	JLL	505.0
Central Plaza	JLL	220.0
NEX (1)	JLL	2,262.0
Waterway Point (2)	Savills	1,336.0

Note:

(1) As of 30 September 2026, FCT owns an effective interest of 50.0% of Gold Ridge Pte. Ltd. which holds NEX. The value reflected in this announcement is the total value of the property and FCT's 50.0% interest amounts to S$1,131.0 million.

(2) As of 30 September 2026, FCT owns 50.0% of Sapphire Star Trust which holds Waterway Point. The value reflected in this announcement is the total value of the retail property and FCT's 50.0% interest amounts to S$668.0 million.

Valuation reports of the Properties are available for inspection by appointment only at the Company's registered office during business hours for three months from today.

For enquiries and appointment, please contact Ms Judy Tan at +65 6277 2657 or email to judy.tan@frasersproperty.com.

BY ORDER OF THE BOARD

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

Catherine Yeo
Company Secretary
22 October 2026

For further information, kindly contact:
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Important Notice

The value of Units and the income derived from them, if any, may fall or rise. 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 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 FCT and the Manager is not necessarily indicative of the future performance of FCT and the Manager.