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)

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL OF THE SINGAPORE EXCHANGE SECURITIES TRADING LIMITED

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**Listing Manual**"), Frasers Logistics & Commercial Asset Management Pte. Ltd., as manager of Frasers Logistics & Commercial Trust ("**FLCT**", and as manager of FLCT, the "**REIT Manager**") wishes to announce the following acquisition of shares in respect of the period reported on under Rule 705 of the Listing Manual, that is, the second half-year ended 30 September 2026.

Completion of Acquisition of Interests in Four Properties in Germany and the Netherlands

The REIT Manager refers to its announcement on 25 May 2026 titled "The Proposed Acquisition of Interests in Four Properties in Germany and the Netherlands" (the "**25 May Announcement**")[1], where the REIT Manager had announced, *inter alia*, that Perpetual (Asia) Limited (in its capacity as trustee of FLCT), had through its wholly-owned subsidiary FLT Europe B.V. ("**FLT Europe**") entered into:

(i) a conditional share purchase agreement dated 25 May 2026 (the "**Share Purchase Agreement**") with Frasers Property Investments (Europe) B.V. ("**FPIE**") and FPE Investments RE11 B.V. ("**FPE11**") to acquire 83.9% of the equity interests in FPE Investments RE41 B.V. ("**FPE41**"), 89.9% of the equity interests in FPE Investments RE31 B.V. ("**FPE31**")[2], and 100.0% of the equity interests in FPE Investments RE22 B.V. ("**FPE22**") and FPE Investments RE23 B.V. ("**FPE23**" and together with FPE31, FPE41 and FPE22, the **"Property Companies**")**;** and

(ii) a conditional share purchase agreement dated 25 May 2026 (the "**SC Share Purchase Agreement**") with Stichting Coeval, a third party unrelated to both FPIE and FLCT, to acquire 6.0% of the equity interests in FPE41.

The Property Companies are each the 100.0% owners of four logistics properties located in Germany and the Netherlands, being the properties known as the Duisburg Property, the Düsseldorf Property, the Breda 6308 Property and the Breda 6801 Property (the "**Properties**", and the acquisition of the equity interests in the Property Companies, the "**Acquisition**").

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1 Unless otherwise stated, the S$ equivalent of the € figures in this announcement have been arrived at based on the exchange rate of €1 : S$1.4971 being the exchange rate used in the 25 May Announcement (save where specified otherwise).

2 FPIE and FPE11 continue to hold 10.1% of the equity interests in FPE31 and FPE41 respectively on completion of the Acquisition (as defined herein).

The Acquisition was completed on 31 July 2026 and following completion of the Acquisition, the Property Companies have become subsidiaries of FLCT.

Prior to the Completion of the Acquisition:

(a) FPIE held 100.0% of the equity interests in FPE22, FPE23 and FPE31;

(b) FPE11 held 83.9% of the equity interests in FPE41; and

(c) Stichting Coeval held 6.0% of the equity interests in FPE41.

The purchase consideration paid under the Share Purchase Agreement of approximately €214.9 million (approximately S$321.8 million) was based on:

(i) the purchase price of approximately €294.9 million (approximately S$441.5 million) for the Properties which was negotiated on a willing-buyer and willing-seller basis taking into account the independent valuations of the Properties described in the 25 May Announcement and the effective interests in the Property Companies that FLCT would be acquiring, as adjusted for the estimated aggregate net assets and liabilities of the Property Companies (including their (a) existing debt facilities amounting to approximately €46.9 million (approximately S$70.2 million); and (b) approximately €20.4 million (approximately S$30.6 million) of debt facilities which was assumed on completion of the Acquisition) (subject to further post-completion adjustments based on the actual net assets and liabilities of the Property Companies at completion of the Acquisition); and

(ii) the inter-company loans [3] owing by the Property Companies to Frasers Property Investments (Holland) B.V., an indirect wholly-owned subsidiary of FPL, which at completion of the Acquisition was assigned to FLT Europe, in full satisfaction of the inter-company loans owing by the Property Companies to Frasers Property Investments (Holland) B.V..

The purchase consideration paid under the SC Share Purchase Agreement of approximately €3.2 million (approximately S$4.8 million) was based on the purchase price of the Duisburg Property which was negotiated on a willing-buyer and willing-seller basis taking into account the independent valuations of the Duisburg Property described in the 25 May Announcement and the effective interest in FPE41 that FLCT would be acquiring, as adjusted for the estimated net assets and liabilities of FPE41 (including FPE41's existing debt facilities of €46.9 million (approximately S$70.2 million) (subject to further post-completion adjustments based on the actual net assets and liabilities of FPE41 at completion of the Acquisition).

The purchase consideration paid under the Share Purchase Agreement and the SC Share Purchase Agreement for FPE31, FPE41, FPE22 and FPE23 was approximately €149.5 million (approximately S$223.7 million), approximately €48.0 million (approximately S$71.9 million), approximately €8.3 million (approximately S$12.4 million) and approximately €12.4 million (approximately S$18.6 million) respectively, which was paid wholly in cash on completion. The net asset value represented by the

[3] Based on the estimated outstanding Inter-Company Loans as at 30 June 2026.

equity interests acquired in FPE31, FPE41, FPE22 and FPE23 as at completion of the Acquisition was approximately €10.2 million (approximately S$15.3 million)[4], approximately €48.0 million (approximately S$71.9 million)[5], approximately €8.3 million (approximately S$12.4 million)[6] and approximately €5.7 million (approximately S$8.5 million)[7] respectively.

Save as disclosed in the 25 May Announcement, none of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in any of the above transactions.

Save as disclosed in the 25 May Announcement, none of the above transactions are expected to have a material effect on the net tangible assets or distributions per unit of FLCT and its subsidiaries for the financial half-year ended 30 September 2026.

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
6 November 2026

4 Being 89.9% of the aggregate net assets and liabilities of FPE31.
5 Being 89.9% of the aggregate net assets and liabilities of FPE41.
6 Being 100.0% of the aggregate net assets and liabilities of FPE22.
7 Being 100.0% of the aggregate net assets and liabilities of FPE23.

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 or 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 REIT Manager's current view on future events.

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 REIT 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 REIT 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 REIT Manager is not necessarily indicative of the future performance of FLCT and the REIT Manager.