

Fraser's Property Limited
Incorporated in Singapore
Company Registration No. 196300440G

**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**"), Fraser's Property Limited (the "**Company**" and together with its subsidiaries, the "**Fraser's Property Group**") wishes to announce the following acquisitions and divestments of shares in, and incorporations of, subsidiaries and associated companies, in respect of the period reported on under Rule 705 of the Listing Manual, that is, in respect of the first half-year ended 31 March 2026:

1. **DISPOSAL OF THE ENTIRE ISSUED UNITS IN AVIEMORE CHINEHAM PARK UNIT TRUST AND THE ENTIRE ISSUED SHARE CAPITAL OF AVIEMORE CHINEHAM PARK NO. 1 LIMITED AND AVIEMORE CHINEHAM PARK NO. 2 LIMITED**

The Company's indirect wholly-owned subsidiaries, Chineham Park S.à.r.l. ("**CPS**") and Fraser's Property Investments (Europe) S.à.r.l. ("**FPI**", and together with CPS, the "**Vendors**"), and Aviemore Trustee Limited (the "**Trustee**"), in its capacity as trustee of Aviemore Chineham Park Unit Trust (the "**Trust**"), entered into a sale and purchase agreement dated 24 November 2025 (the "**SPA**") with Chineham Park Majorco Ltd (the "**First Buyer**"), Chineham Park Minorco Ltd (the "**Second Buyer**", together with the First Buyer, the "**Buyers**"), and CP Chineham Trustee Limited (the "**New Trustee**"), pursuant to which:

- (a) the Vendors agreed to sell to the Buyers, and the Buyers agreed to purchase, the entire issued units in the Trust (the "**Sale Units**"); and
- (b) the Trustee agreed to sell to the New Trustee, and the New Trustee agreed to purchase, the entire issued share capital of each of Aviemore Chineham Park No. 1 Limited and Aviemore Chineham Park No. 2 Limited (together, the "**Subsidiaries**", and the entire issued share capital therein, the "**Nominee Shares**"),

(collectively, the "**Disposal**").

The Trust, through the Subsidiaries, holds the freehold interest in the property known as Chineham Park, comprising six (6) registered titles located at Crockford Lane, Chineham, Basingstoke, RG24 8NA, United Kingdom (the "**Property**"). The Property is a multi-let business park.

Completion of the Disposal ("**Completion**") took place on 24 November 2025 ("**Completion Date**"), being the date of the SPA.

Consideration

The aggregate consideration payable by the Buyers and the New Trustee under the SPA (the "**Consideration**") comprises:

- (a) in respect of the Sale Units, an amount equal to the final net asset value of the Trust as at the Completion Date, which on the basis of the estimated net asset value is approximately £5,000,594 (approximately S\$8,556,516¹), subject to post-Completion adjustments based on the final net asset statement to be prepared and agreed in accordance with the SPA; and
- (b) in respect of the Nominee Shares, an aggregate consideration of £2 (approximately S\$3¹) (being £1 (approximately S\$2¹) for each of the two Subsidiaries), based on the net asset value of the Subsidiaries.

In addition, on Completion, the Buyers procured the repayment by the Trust of the aggregate intra-group indebtedness owed by the Trust and the Subsidiaries to the Vendors and the Frasers Property Group (the “**Intragroup Debt**”), in full satisfaction of such intra-group indebtedness. The Intragroup Debt comprised:

- (a) a principal and accrued interest balance of £84,637,583 (approximately S\$144,823,368¹) outstanding as at 21 November 2025; and
- (b) additional interest accruing daily on the loan portion at a rate of £10,516.58 (approximately S\$17,995¹) per day from (and including) 22 November 2025 to (and including) the Completion Date, being three (3) days, amounting to £31,549.74 (approximately S\$53,985¹),

resulting in a total Intragroup Debt of £84,669,132.74 (approximately S\$144,877,353¹) repaid in cash on Completion.

The Consideration was negotiated on a willing-buyer and willing-seller basis with reference to the agreed value of the Property and the unaudited net asset value of the Trust and the Subsidiaries as at the Completion Date. The Consideration and the amount in respect of the Intragroup Debt were satisfied wholly in cash on Completion.

Rationale

The Disposal is in line with the Frasers Property Group’s capital recycling strategy and enables the Frasers Property Group to redeploy capital towards other strategic opportunities and priorities.

Holding structure prior to Completion and effect of the Disposal

Prior to Completion, FPI held 100% of the issued share capital of CPS. CPS held 99.99% of the issued units in the Trust and FPI held the remaining 0.01% of the issued units in the Trust. The Trust, acting through the Trustee, held 100% of the issued share capital of each of Aviemore Chineham Park No. 1 Limited and Aviemore Chineham Park No. 2 Limited, which together held the legal and beneficial interest in the Property as nominees for the Trust.

Following Completion, each of the Trust, Aviemore Chineham Park No. 1 Limited and Aviemore Chineham Park No. 2 Limited has ceased to be a subsidiary of the Company, and the Frasers Property Group no longer holds, directly or indirectly, any interest in the Property.

¹ Based on an exchange rate of S\$1 : £1.7111

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the above transaction otherwise than through their respective shareholding interests (if any) in the Company.

2. DISPOSAL OF ENTIRE INTEREST IN REAL UTILITIES

The Company indirectly holds 100% of the issued and paid-up shares of Frasers Property AHL Limited (“**Vendor**”), which in turn held 100% of the issued and paid-up shares of Real Utilities Pty Limited (“**Real Utilities**”). Real Utilities held 100% of the issued and paid-up shares of the following entities (together the “**Real Utilities Subsidiaries**”):

- Real Utilities Burwood Brickworks Pty Limited
- Real Utilities Coorparoo Square Shopping Village Pty Limited
- Real Utilities Dandenong South No. 1 Pty Limited
- Real Utilities Dandenong South No. 2 Pty Limited
- Real Utilities Discovery Point Pty Limited
- Real Utilities Eastern Creek Pty Limited
- Real Utilities Ed Park Pty Limited
- Real Utilities Epping No. 1 Pty Limited
- Real Utilities Fortitude Valley Pty Limited
- Real Utilities Horsley Park No. 1 Pty Limited
- Real Utilities Horsley Park No. 2 Pty Limited
- Real Utilities Kemps Creek No. 1 Pty Limited
- Real Utilities Macquarie Exchange Pty Limited
- Real Utilities Midtown Pty Limited
- Real Utilities Minnippi Quarter Pty Limited
- Real Utilities Rhodes Quarter Pty Limited
- Real Utilities Shell Cove Pty Limited
- Real Utilities Tailors Walk Pty Limited

Pursuant to a conditional share sale agreement dated 24 October 2025 (“**SSA**”) entered into between the Vendor and Embedded Network Investments Holdings Pty Ltd as the purchaser (“**Purchaser**”), the Vendor agreed to sell the entire interest in Real Utilities to the Purchaser (“**Divestment**”) for a headline purchase price of AUD\$30,000,000 (approximately S\$25,479,000²) plus GST (“**Initial Purchase Price**”) (negotiated on a willing-buyer and willing-seller basis taking into account the net assets of Real Utilities, subject to adjustment based on completion accounts).

Completion of the SSA occurred on 31 October 2025. The Initial Purchase Price, subject to adjustments, was paid to the Vendor on 31 October 2025.

Following completion of the Divestment on 31 October 2025, Real Utilities and the Real Utilities Subsidiaries ceased to be subsidiaries of the Company.

The final purchase price of the entire interest in Real Utilities was subject to post-completion

² Based on an exchange rate of S\$1 : A\$0.8493

accounts adjustments in accordance with the SSA. The final adjustments to the Initial Purchase Price were completed and paid in February 2026.

None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the above transaction otherwise than through their respective shareholding interests (if any) in the Company.

3. INCORPORATION OF SUBSIDIARIES AND ASSOCIATED COMPANIES

The following subsidiaries and associated companies were incorporated during the first half-year ended 31 March 2026:

- (i) Frasers Property Skyridge Residential Shareholder Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$2.00 (approximately S\$1.70³). It was incorporated as a shareholder of Frasers Property Skyridge Residential Pty Ltd and is a wholly-owned subsidiary of Frasers Property AHL Limited (which is in-turn an indirect wholly-owned subsidiary of the Company);
- (ii) Frasers Property Skyridge Residential Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$15,750,100 (approximately S\$13,376,560⁴). It was incorporated as the development vehicle for certain residential land in Queensland, Australia and is an indirect wholly-owned subsidiary of the Company;
- (iii) Frasers Property Skyridge Retail Shareholder Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$2.00 (approximately S\$1.70⁵). It was incorporated as a shareholder of Frasers Property Skyridge Retail Pty Ltd and is a wholly-owned subsidiary of Frasers Property AHL Limited (which is in-turn an indirect wholly-owned subsidiary of the Company);
- (iv) Frasers Property Skyridge Retail Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$2.00 (approximately S\$1.70⁶). It was incorporated as the development vehicle for certain retail land in Queensland, Australia and is an indirect wholly-owned subsidiary of Frasers Property AHL Limited (which is in-turn an indirect wholly-owned subsidiary of the Company);
- (v) Frasers Property Skyridge Residential DM Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$2.00 (approximately S\$1.70⁷). It was incorporated as the development management vehicle for certain residential land in Queensland, Australia and is a wholly-owned subsidiary of Frasers Property AHL Limited (which is in-turn an indirect wholly-owned subsidiary of the Company); and

³ Based on an exchange rate of S\$1 : A\$0.8493

⁴ Based on an exchange rate of S\$1 : A\$0.8493

⁵ Based on an exchange rate of S\$1 : A\$0.8493

⁶ Based on an exchange rate of S\$1 : A\$0.8493

⁷ Based on an exchange rate of S\$1 : A\$0.8493

- (vi) Frasers (FPA) Skyridge Residential Pty Ltd was incorporated in New South Wales, Australia on 10 December 2025 with an initial share capital of A\$2.00 (approximately S\$1.70⁸). It was incorporated as a shareholder of Frasers Property Skyridge Residential Pty Ltd and is a wholly-owned subsidiary of Frasers (FPA) Pty Limited (which is in-turn an indirect wholly-owned subsidiary of the Company).

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, none of the above transactions are expected to have a material effect on the net tangible assets or earnings per share of the Frasers Property Group for the current financial year.

BY ORDER OF THE BOARD

Catherine Yeo
Company Secretary

8 May 2026

⁸ Based on an exchange rate of S\$1 : A\$0.8493