FRASERS CENTREPOINT TRUST

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

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 Singapore Exchange Securities Trading Limited ("**SGX-ST**" and the listing manual, the "**Listing Manual**"), Frasers Centrepoint Asset Management Ltd., in its capacity as manager of Frasers Centrepoint Trust ("**FCT**" and Frasers Centrepoint Asset Management Ltd. as manager of FCT, the "**Manager**") wishes to announce the following incorporation and issuance of share capital in respect of the period reported on under Rule 705 of the Listing Manual, that is, in respect of the second half of the financial year ending 30 September 2026:

Gemini Trustee Pte. Ltd. was incorporated in Singapore on 10 July 2026 as a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of FCT) (the "**Trustee**") with an initial share capital of S$5.00. On 14 July 2026, the issued share capital of Gemini Trustee Pte. Ltd. was increased from S$5.00 to S$10.00 by way of the allotment and issuance of 5 new ordinary shares (the "**New Shares**") in the capital of Gemini Trustee Pte. Ltd. to two separate third party joint venture partners (collectively, the "**Joint Venture Partners**") for an aggregate consideration of S$5.00. The New Shares rank *pari passu* in all respects with the then existing issued and paid-up ordinary shares of Gemini Trustee Pte. Ltd. The net asset value represented by each New Share was S$1.00. The consideration for the subscription of the New Shares was satisfied in cash and was based on the net asset value represented by each New Share. Following the allotment and issuance of the New Shares, the Trustee holds a 50.0% interest in Gemini Trustee Pte. Ltd. with the remaining 50.0% interest held by the other two Joint Venture Partners.

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

This Announcement may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and 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.

The value of units in FCT ("**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. The past performance of FCT and the Manager, in its capacity as manager of FCT, is not necessarily indicative of the future performance of FCT and the Manager.

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.

This Announcement is for information purposes only and does not constitute or form part of an offer for sale or an invitation or offer to acquire, purchase or subscribe for Units in the United States ("**U.S.**") or any other jurisdiction.

This Announcement is not for release, publication or distribution, directly or indirectly, in or into the U.S., European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations. The Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") and may not be offered or sold in the U.S., 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 laws. There will be no public offering of the securities referred to herein in the U.S..

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