



Fraser's Centrepoint Trust

Presentation in relation to the Proposed Acquisition of the remaining 49.0% Interest in each of NEX Partners Trust and its Trustee-manager as an Interested Person Transaction

This Presentation shall be read in conjunction with Fraser's Centrepoint Trust's Circular dated 4 March 2024

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- This Presentation contains certain information with respect to the trade sectors of FCT's tenants. The Manager has determined the trade sectors in which FCT's tenants are primarily involved based on the Manager's general understanding of the business activities conducted by such tenants. The Manager's knowledge of the business activities of FCT's tenants is necessarily limited and such tenants may conduct business activities that are in addition to, or different from, those shown herein.
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Overview of Proposed Acquisition

Proposed Acquisition	<ul style="list-style-type: none"> Proposed acquisition of an additional 24.5% effective interest in NEX (“Proposed Acquisition”)¹ After the Proposed Acquisition, FCT will have an effective 50.0% interest in NEX
Agreed Property Value	<ul style="list-style-type: none"> S\$2,127.0 million (S\$3,352 per sq ft of NLA including CSFS) Average of the two independent valuations of the Property of S\$2,144.0 million by Colliers and S\$2,110.0 million by JLL as at 31 December 2023 NPI yield based on Agreed Property Value (FY2023): 4.8%
Estimated Total Acquisition Cost	<ul style="list-style-type: none"> Approximately S\$523.1 million²
Proposed Funding	<ul style="list-style-type: none"> The Manager intends to finance the estimated Total Acquisition Cost (excluding the GRPL Bank Loans and the Acquisition Fee Units) through the net proceeds from the Private Placement launched on 25 January 2024 and debt financing
Extraordinary General Meeting	<ul style="list-style-type: none"> Proposed Acquisition is subject to unitholders' approval at an extraordinary general meeting to be convened on 25 March 2024

1. The Proposed Acquisition will be effected through the acquisition of all the ordinary shares in the capital of FCL Emerald which holds a 49.0% interest in NP Trust and a 49.0% interest in Frasers Property Coral Pte. Ltd., the NP Trustee-Manager.

2. Comprising (a) the acquisition price payable by the Trustee in respect of the Proposed Acquisition of approximately S\$321.3 million; (b) approximately S\$5.2 million for the acquisition fee payable to the Manager; (c) approximately S\$0.6 million for other Acquisition-related fees and expenses; and (d) the GRPL Bank Loans, of which the pro rata share attributable to FCL Emerald's shareholding interest in GRPL is estimated to be approximately S\$196.0 million. For the avoidance of doubt, the GRPL bank loans will not be discharged by GRPL under the Proposed Acquisition.

Property highlights – NEX

Largest suburban mall in the Northeast of Singapore

Location	23 Serangoon Central, Singapore 556083
Title	99-year leasehold title commencing from 26 June 2008 (Approximately 84 years remaining)
Description	Seven levels of retail space, including two basement levels (Total: 326 leases)
GFA	942,131 sq ft
NLA¹	634,631 sq ft
Committed Occupancy	100.0% as at 31 December 2023



NEX, Singapore

Bus / MRT Connectivity



Circle Line

North East Line



Cross Island Line

Serangoon North MRT (future)



Serangoon Bus Interchange

Key Tenants

FairPrice Xtra

SETAN SINGAPORE H&M

FOOD JUNCTION

SHAW THEATRES www.shaw.sg

Location



1. Includes 17,562 sq ft for CSFS use.



dyson

Deep cleaning power.
Now washes hard floors.
All in one machine.

- Washes
- Revolvs
- Droopses

v12s detect slim submotor complete
Experience now at #01-K16

Investment rationale

Investment rationale

1

NEX is a high-quality prime suburban retail asset with competitive strengths

- Well-located with excellent transportation links
- NEX is the largest prime suburban mall in Northeastern region of Singapore
- Excellent catchment with projected population growth supported by housing developments

2

Strategic fit to FCT's prime suburban retail portfolio

- Strengthens FCT's leading position in the Singapore prime suburban retail market
- Enhances diversification and resilience of FCT
- Improves FCT's overall retail portfolio performance on a pro forma basis

3

NEX is well-positioned to grow

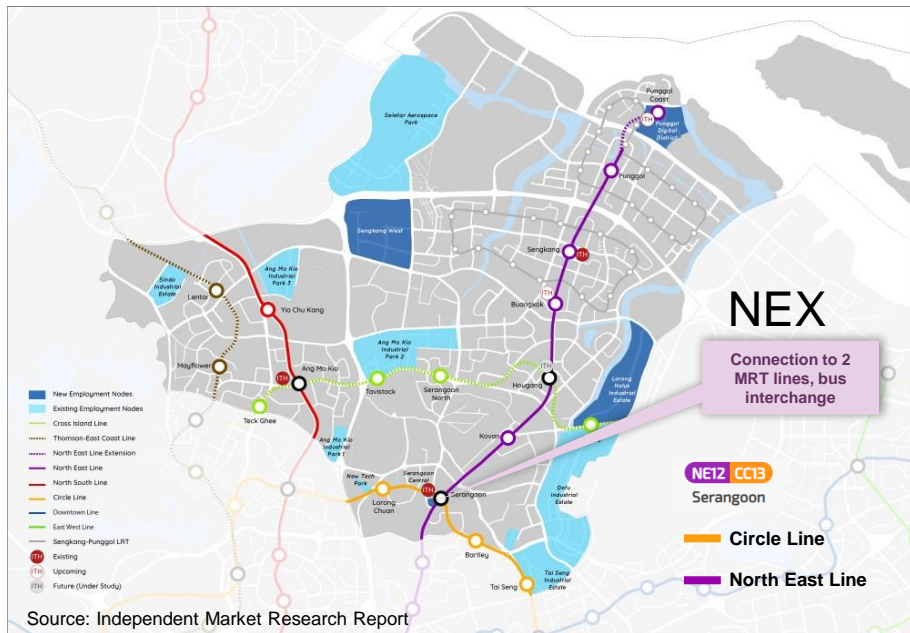
- Growth through AEI, tenant remix strategy and rent improvement
- Improvement in gross revenue per NLA and shopper traffic
- Opportunity for rent growth through space reconfiguration
- NEX's lower effective occupancy cost provides rent growth opportunity for FCT's Retail Portfolio
- Potential opportunity to restructure for tax transparency, directly improving distributable income

4

DPU-accretive acquisition

- Expected to be 1.5% DPU-accretive on a Combined Acquisition basis

1 Well-located with excellent transportation links



- NEX attracted approximately **36.2 million** shopper traffic in FY2023, the second highest within FCT's Retail Portfolio¹
- **Excellent public transportation links** via direct connectivity to MRT interchange and bus terminal that underpin healthy shopper traffic and leasing demand
- Future **Cross Island Line Phase 1 (expected to complete in 2030)** will enhance the connectivity and travelling time to NEX and improve its shopper traffic²

1. "Retail Portfolio" refers to all the retail malls in FCT's existing portfolio and includes Waterway Point (50.0%-owned by FCT) and NEX (currently effective 25.5%-owned by FCT) but excludes Central Plaza which is an office property.
2. Source: Independent Market Research Report

1

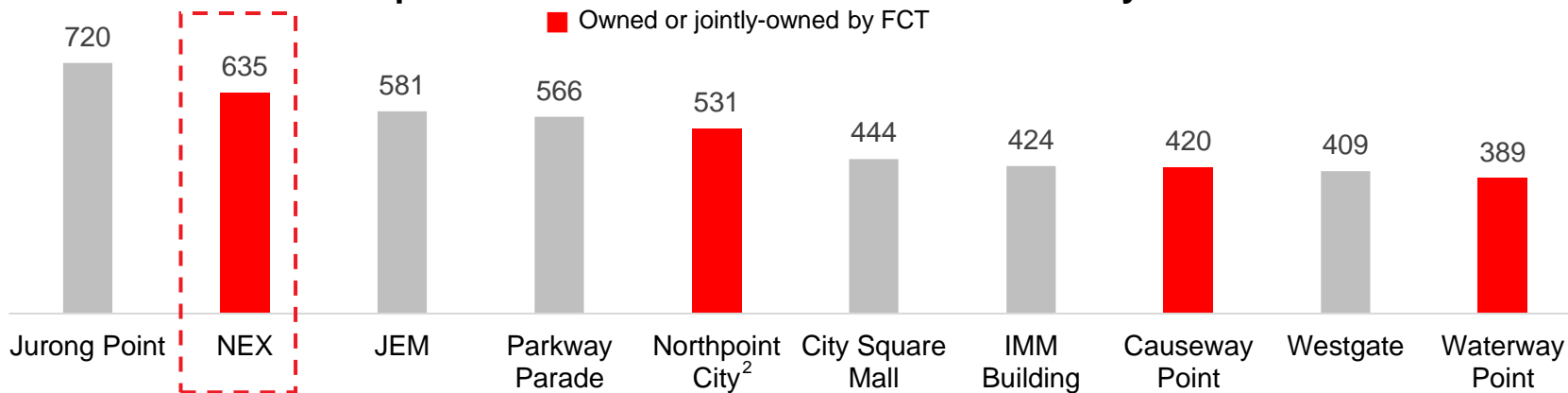
Largest prime suburban mall in Northeastern region of Singapore

- With a NLA of over 634,000 sq ft, NEX is the largest suburban mall in the northeast of Singapore and it is also the second-largest suburban mall in Singapore
- Acquisition of NEX strengthens FCT's leading position in Singapore's prime suburban retail market with four prime suburban malls among the top ten largest retail malls (by NLA) outside the Central Area owned or jointly-owned by FCT

NLA in '000 sq ft

Top 10 Retail Malls Outside the Central Area by NLA¹

■ Owned or jointly-owned by FCT



Source: Independent Market Research Report

1. Excluded Jewel Changi Airport, Changi Airport retail space, VivoCity, Harbourfront Centre, Quayside Isle and Mess Hall @ Sentosa from malls outside Central Area of Singapore.

2. Northpoint City includes both North Wing and South Wing; South Wing is jointly owned by the Sponsor and another investor.

1

Excellent catchment with projected population growth supported by housing developments

- NEX's primary and secondary trade areas have an average population density of **approximately 19,600 per sq km**, which is **more than twice the national population density of approximately 7,500 per sq km**
- Residents in NEX's primary and secondary trade areas have purchasing power per capita of S\$40,777 per year which is **higher than the national average of S\$40,196 per year**
- New residential units supply to be completed in the next five years is expected to increase catchment population by an estimated 19,800 people, **representing 8.1% population growth** in NEX's primary trade area
- A new **14,500 sqm GFA** polyclinic is currently under construction on a site opposite NEX. When completed in 2025, it will be the **largest polyclinic** (by floor area) in Singapore and is expected to bring additional footfall to NEX

Source: Independent Market Research Report



Trade Area	Population	Population Density / sq km ¹	Purchasing Power Per Capita (per year)
a) Primary	244,100	19,400	S\$ 41,752
b) Secondary	309,000	19,700	S\$ 40,007
Aggregate a) + b)	553,100	19,600	S\$ 40,777
Singapore ²	5,538,300	7,500 ²	S\$ 40,196

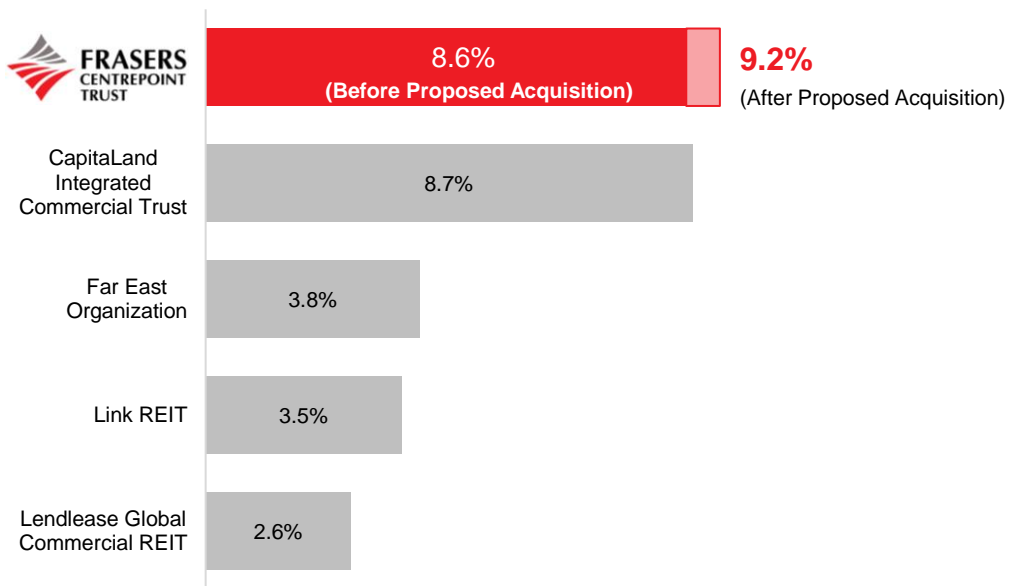
1. Figures rounded to the nearest hundred.

2. The population has since grown by 5.0% to 5.9 million in 2023, representing a population density of 8,060 / sq. km.

2 Strategic fit to FCT's prime suburban retail portfolio

Strengthens FCT's leading position in the Singapore prime suburban retail market

Owners of retail malls outside the Central Area of Singapore by floor space¹



- Acquisition of NEX will uplift FCT to be the **largest prime suburban retail space owner in Singapore**
- Enhances FCT's ability to **attract and retain retailers**, and to offer them a wider choice of locations as they look to expand

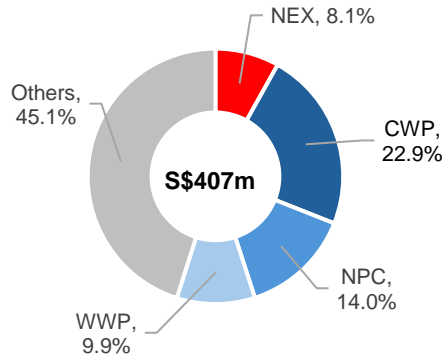
Source: Independent Market Research Report

1. The above chart includes malls that are located in Rest of Central Region and Outside Central Region of Singapore, but excludes the following malls: Jewel Changi Airport, Changi Airport retail space, VivoCity, Harbourfront Centre, Quayside Isle and Mess Hall @ Sentosa.

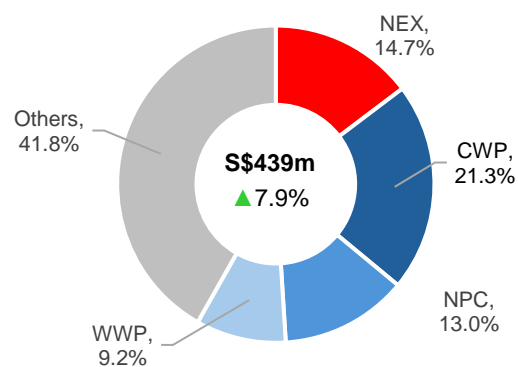
2 Strategic fit to FCT's prime suburban retail portfolio Enhances diversification and resilience of FCT's Retail Portfolio

- FCT's Retail Portfolio's revenue base will be further diversified with the increased contribution from NEX post Proposed Acquisition **from 8.1% to 14.7%** and improve the resilience of FCT's performance in the long run
- NEX will be the **second-largest property by revenue contribution** within FCT's Retail Portfolio after Causeway Point

Revenue Contribution by properties^{1,2}
(Before Proposed Acquisition)



Revenue Contribution by properties^{1,2}
(After Proposed Acquisition)



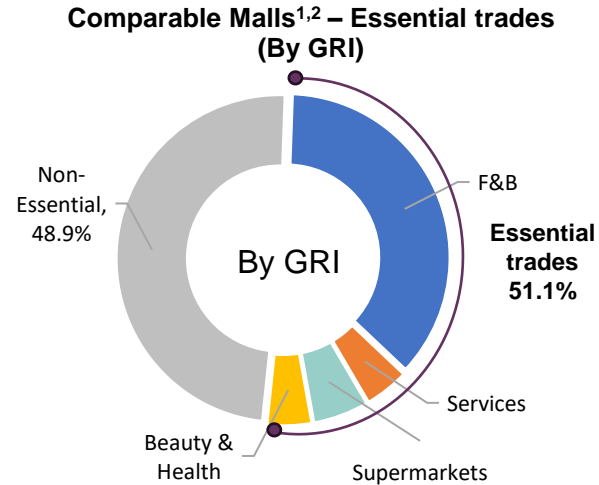
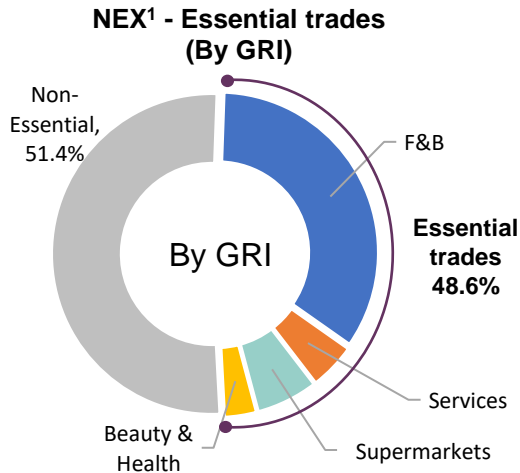
Notes: CWP: Causeway Point; NPC: Northpoint City North Wing (including Yishun 10 retail podium); WWP: Waterway Point

1. Based on FY2023 gross revenue of the Retail Portfolio which excludes Changi City Point (divested on 31 October 2023).

2. Based on FCT's proportionate share in Waterway Point and NEX.

2 Strategic fit to FCT's prime suburban retail portfolio Enhances diversification and resilience of FCT's Retail Portfolio

- Essential trades make up nearly half of NEX's trade mix, similar to the comparable malls in FCT's Retail Portfolio
- This reinforces FCT's trade mix focus on essential trades and services, which underpins FCT's resilience in its operating performance



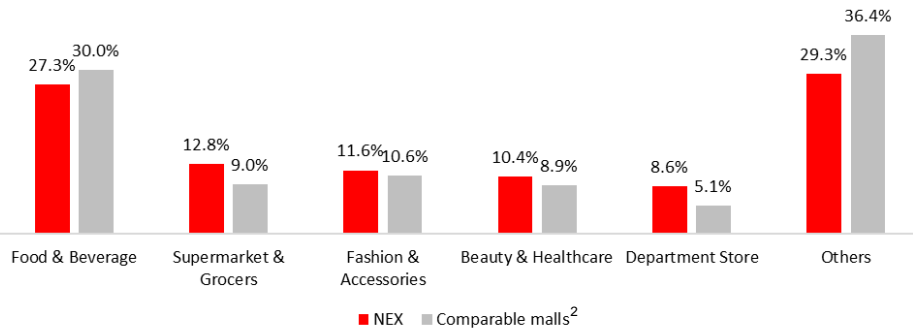
1. As at 31 December 2023.

2. Comparable malls in FCT's Retail Portfolio are Causeway Point, Northpoint City North Wing and Waterway Point.

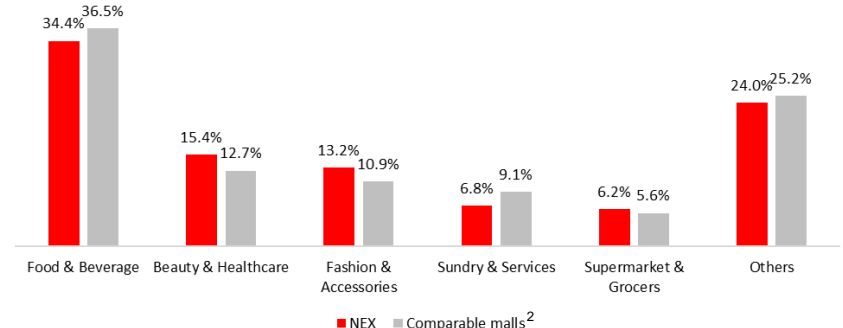
2 Strategic fit to FCT's prime suburban retail portfolio Enhances diversification and resilience of FCT's Retail Portfolio

- The similarity between NEX's trade mix and the comparable malls in FCT's Retail Portfolio also helps to strengthen FCT's partnerships with its retailers and provide wider options for them as they expand

Trade Mix by NLA¹



Trade Mix by GRI¹



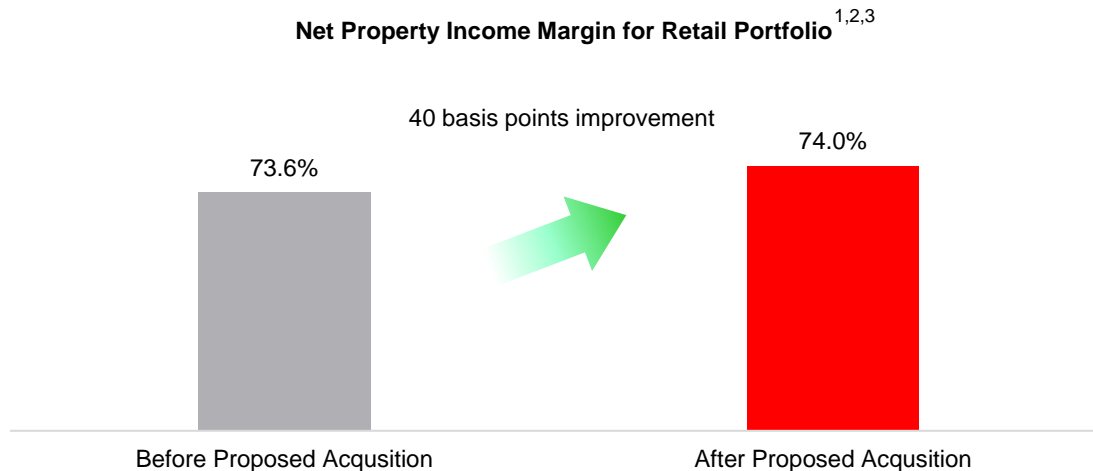
1. As at 31 December 2023.

2. Comparable malls in FCT's Retail Portfolio are Causeway Point, Northpoint City North Wing and Waterway Point.

2 Strategic fit to FCT's prime suburban retail portfolio

Improves FCT's overall retail portfolio performance on a pro forma basis

- The increased interest in NEX is expected to uplift the Retail Portfolio's NPI margin on a *pro forma* basis



1. Excludes Changi City Point (divested on 31 October 2023) and Tampines 1 (ongoing AEI).

2. Based on FCT's proportionate share in Waterway Point and NEX.

3. Based on FY2023 gross revenue and net property income.

3

Well-positioned to grow

Growth through AEI, tenant remix strategy and rent improvement

Key AEI opportunities to unlock value and improve performance¹



- Re-deploy approximately 60,000 sq ft² of non-commercial carpark GFA for retail and office use
- Slab over voids on multiple floors to create new retail spaces
- Reconfigure existing areas to improve space efficiency and optimise rental potential



- Refresh and improve retail offering to cater to shopper needs and growing catchment
- Target return on investment (ROI) **above 7%** based on indicative development costing of S\$80.0 million to S\$100.0 million for the enhancement opportunities indicated above²

1. Subject to relevant authorities' and joint venture partner's approvals.

2. Based on preliminary feasibility studies undertaken by GRPL.

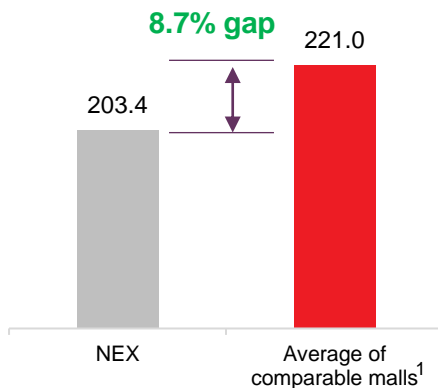
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Well-positioned to grow

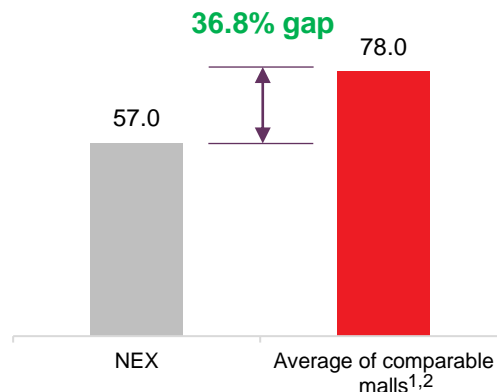
Improvement in gross revenue per NLA and shopper traffic

- Improve NEX's gross revenue per NLA through rent growth and increasing contribution from the ancillary revenues
- Increase NEX's annual shopper traffic per NLA through active property management and targeted marketing strategies as well as from future catchment population growth

Gross Revenue per sq ft NLA (\$\$)



Annual Shopper Traffic per sq ft NLA



1. Comparable malls in FCT's Retail Portfolio are Causeway Point, Northpoint City North Wing and Waterway Point.

2. The shopper traffic figure includes the shopper traffic for both Northpoint City North Wing and Northpoint City South Wing.

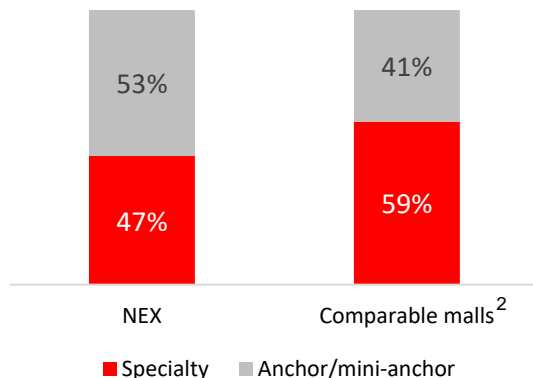
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Well-positioned to grow

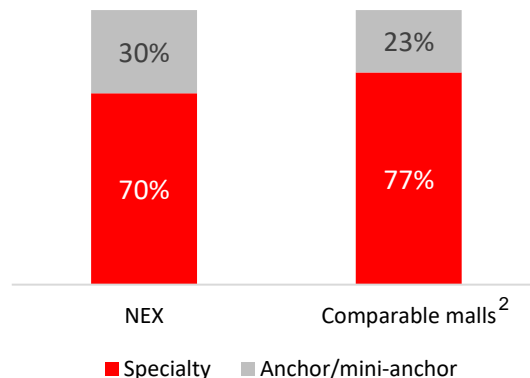
Opportunity for rent growth through space reconfiguration

- There is opportunity for NEX to reconfigure and right-size tenancies to improve trading productivity and rental yield
- This will further diversify the retail offering for its shoppers

Proportion by NLA (%)¹



Proportion by GRI (%)¹



1. As at 31 December 2023.

2. Comparable malls in FCT's Retail Portfolio are Causeway Point, Northpoint City North Wing and Waterway Point.

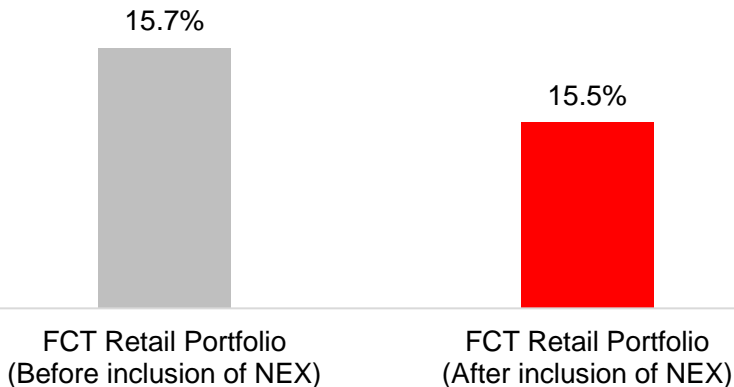
3

Well-positioned to grow

NEX's lower effective occupancy cost provides rent growth opportunity

- NEX has a healthy effective occupancy cost and there is good rental growth potential

FY2023 Effective Occupancy Cost ¹



1. Excludes Changi City Point (divested on 31 October 2023) and Tampines 1 (ongoing AEI).

Potential opportunity to restructure for tax transparency, directly improving distributable income



- There is potential opportunity to achieve tax transparency for NEX through the conversion of the entity status to a limited liability partnership structure
- This is subject to the joint venture partner's agreement and relevant authorities' approval
- If approved, this could result in annual tax savings and would be accretive to the earnings of NEX

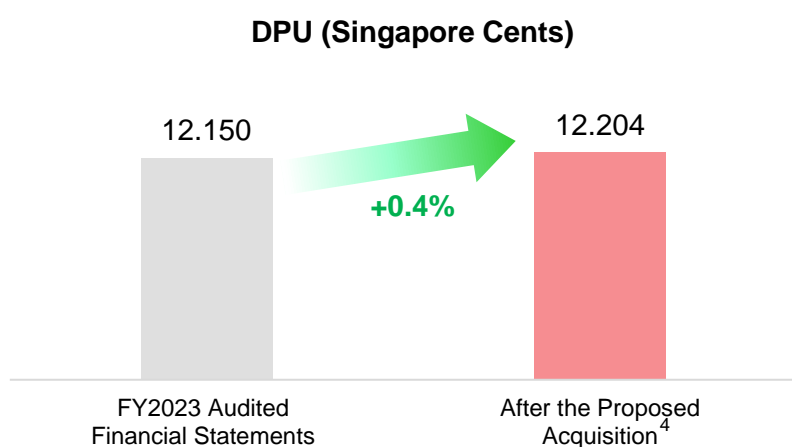
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DPU-accretive acquisition

Expected to be 1.5% DPU-accretive on Combined Acquisition basis

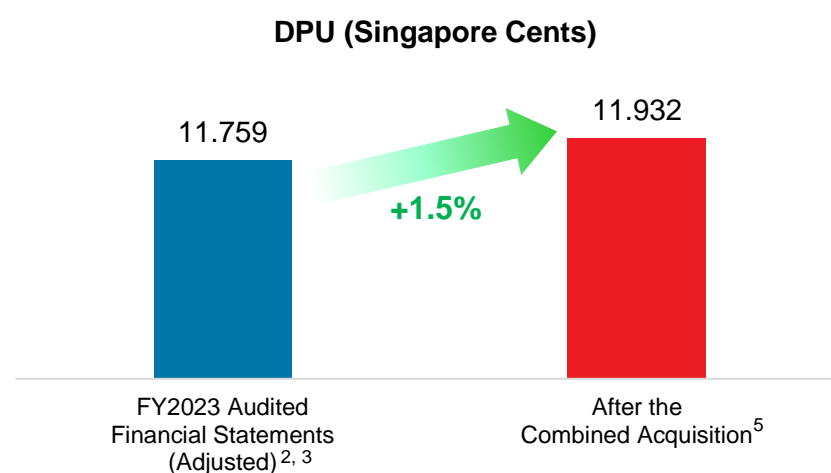
Proposed Acquisition

No adjustment for divestment of Changi City Point and Hektar REIT



Combined Acquisition¹

Including adjustments for divestment of Changi City Point and Hektar REIT



1. The Combined Acquisition represents the acquisition by FCT of an effective interest of 50.0% in GRPL, which holds NEX
2. Based on FY2023 Audited Financial Statements and adjustments made to assume that the divestments of Changi City Point and interests in Hektar REIT took place on 30 September 2022 and excluding the financial effects of the following one-off items: (A) the recognition of S\$3.8 million of grant income in relation to property tax rebates and cash grant received from the Inland Revenue Authority of Singapore; and (B) property tax refund of S\$1.1 million received in relation to the outcome of the food court appeal and reduction in the prior year annual value for atrium space.
3. Excluding the financial effects of the acquisition of an effective interest of 25.5% in GRPL which was completed on 6 February 2023. The Manager is of the view that the financial effects of acquiring NEX against the portfolio without any interests in NEX would present the true value of NEX to Unitholders and is also consistent with the Manager's intention of an eventual acquisition of 50.0% in GRPL, which holds NEX.
4. Based on the enlarged number of issued and issuable Units, including (a) approximately 91.7 million New Units at S\$2.18 per Unit issued pursuant to the Private Placement; (b) approximately 2.4 million Acquisition Fee Units issued in connection with the Proposed Acquisition; and (c) 100% of the Manager's management fee in relation to the Proposed Acquisition payable and settled in Units.
5. Based on the enlarged number of issued and issuable Units, including (a) approximately 91.7 million New Units at S\$2.18 per Unit issued pursuant to the Private Placement; (b) approximately 2.4 million Acquisition Fee Units issued in connection with the Proposed Acquisition; (c) approximately 2.4 million acquisition fee units issued in connection with FCT's effective interest of 25.5% in GRPL which was completed on 6 February 2023; and (d) 100% of the Manager's management fee in relation to the Combined Acquisition payable and settled in Units.

Total Acquisition Cost and Capital Structure

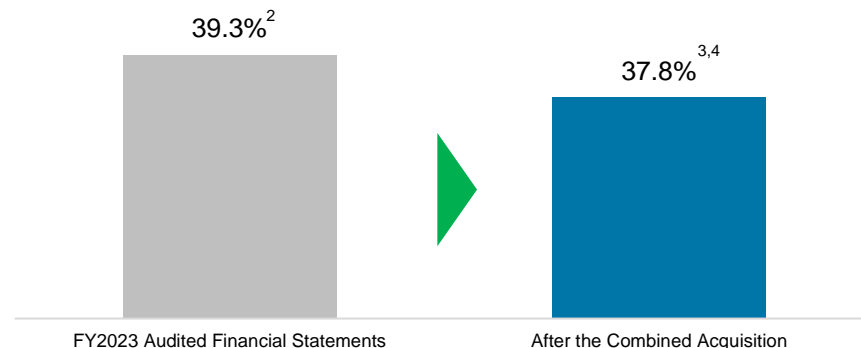
Total Acquisition Cost

S\$ million

Acquisition Price	321.3
Acquisition Fee	5.2
Acquisition Related Cost & Expenses	0.6
GRPL Bank Loans ¹	196.0
Estimated Total Acquisition Cost	523.1

Pro Forma Capital Structure

Aggregate Leverage



The Manager intends to finance the Total Acquisition Cost (excluding the GRPL Bank Loans and the Acquisition Fee Units) through the net proceeds from the Private Placement completed on 25 January 2024 and debt financing.

1. Based on the pro rata share of FCL Emerald's shareholding interest in GRPL. For avoidance of doubt, the GRPL Bank Loans will not be discharged by GRPL under the Proposed Acquisition.
2. In accordance with Property Fund Appendix, the aggregate leverage includes FCT's proportionate 50.0% interest in the deposited property value and borrowings in SST which owns Waterway Point and the proportionate 25.5% effective interest in the deposited property value and borrowings in GRPL.
3. Based on FY2023 Audited Financial Statements and adjustments made to assume that the divestments of Changi City Point and interests in Hektar REIT took place on 30 September 2023.
4. Includes FCT's proportionate 50.0% interest in the deposited property value and borrowings in SST and the proportionate 50.0% effective interest in the deposited property value and borrowings in GRPL.

Summary

Delivering growth and value and reinforcing FCT's leadership in the Singapore suburban retail market



- ✔ NEX is a high quality prime suburban retail asset, a **strategic fit** to FCT's portfolio and is **well-positioned to grow**
- ✔ NEX serves an **excellent growing catchment population** with relatively high purchasing power, with future connectivity improvement
- ✔ The Proposed Acquisition strengthens FCT's leading position as the **largest prime suburban retail space owner in Singapore** and the **largest pureplay retail S-REIT**
- ✔ The Proposed Acquisition is expected to be **DPU-accretive** based on historical pro forma financial information and is in line with the Manager's strategic objectives to deliver long-term growth in NAV and stable distributions to FCT's Unitholders

Extraordinary General Meeting

To approve the Proposed Acquisition (Ordinary Resolution)

IMPORTANT DATES AND TIMES FOR UNITHOLDERS

Last date and time for lodgement of Proxy Forms	22 March 2024 at 10.00 a.m.
Date and time of Extraordinary General Meeting	25 March 2024 at 10.00 a.m.
Place of Extraordinary General Meeting	Grand Ballroom, Level 2, InterContinental Singapore, 80 Middle Road, Singapore 188966

Appendix



dyson

Deep cleaning power.
Now washes hard floors.
All in one machine.

- Washes
- Revolvs
- Dangles

v12s detect slim submotor complete
Experience now at #01-K16

FCT Overview

Leading pure play Singapore suburban retail REIT

Portfolio of 9 suburban prime retail properties in Singapore

AUM S\$6.5 billion¹

as at 31 December 2023

2.7 million sq ft²

>1,600 leases

Retail Portfolio³ NLA

as at 31 December 2023

3.0 million⁴

Catchment Population



1. S\$6.5 billion AUM includes the assets of the joint ventures and associates on a pro-rata basis.
2. NLA includes CSFS space.
3. Retail Portfolio refers to all the retail malls in FCT's existing portfolio and includes Waterway Point (50.0%-owned by FCT) and NEX (currently effective 25.5%-owned by FCT) but excludes Central Plaza which is an office property.
4. Aggregate catchment population within 3km of each property in the portfolio. Population in overlapping areas are only counted once. Source: Cistri, 2023

FCT's suburban retail malls are well-connected to transport network

Supports shopper traffic and retailers' demand for prime retail space

Accessibility

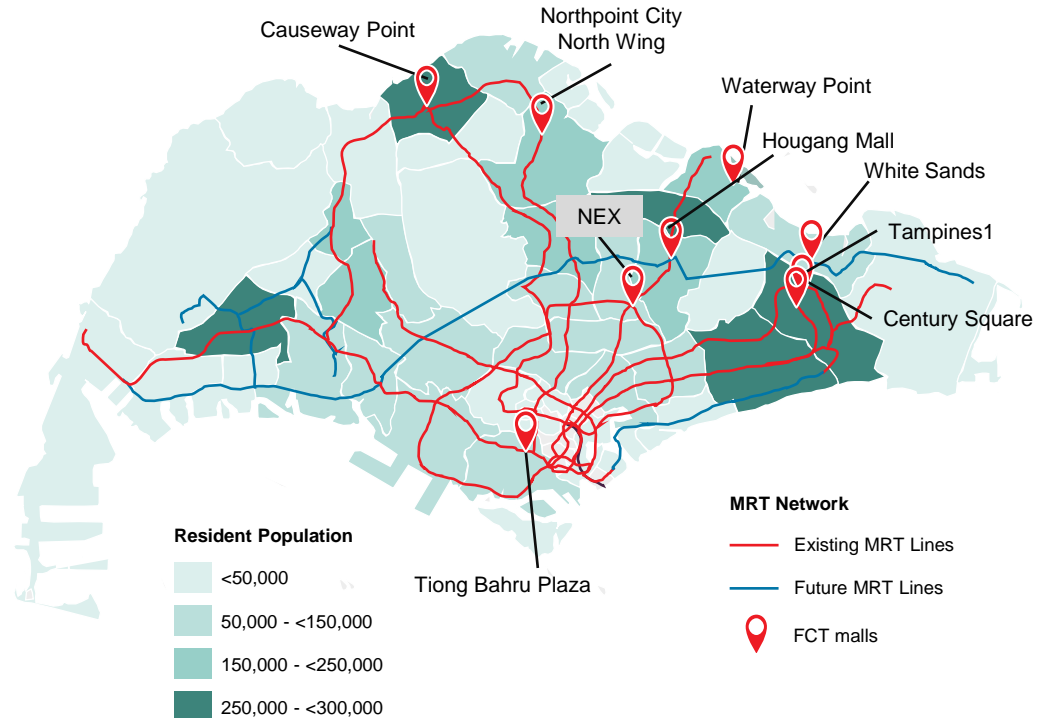
Connectivity to public transport nodes provides a consistent feed of shopper traffic to the malls

Convenience

Well-connected malls are convenient venues, near homes and especially important in an era of hybrid work arrangement, for click-and-collect, last mile delivery and social meeting hubs

Geographic coverage

FCT malls are located in high population density areas and the portfolio serves an aggregate 3.0 million catchment



FCT's retail malls are located in low retail space per capita areas

Lower competition within established catchment

Relatively low retail supply in Singapore

Singapore's retail space per capita at **6.2 sq ft NLA** is lower than that of major Asian cities¹ such as Hong Kong and Kuala Lumpur, and is expected to **remain stable through 2027**

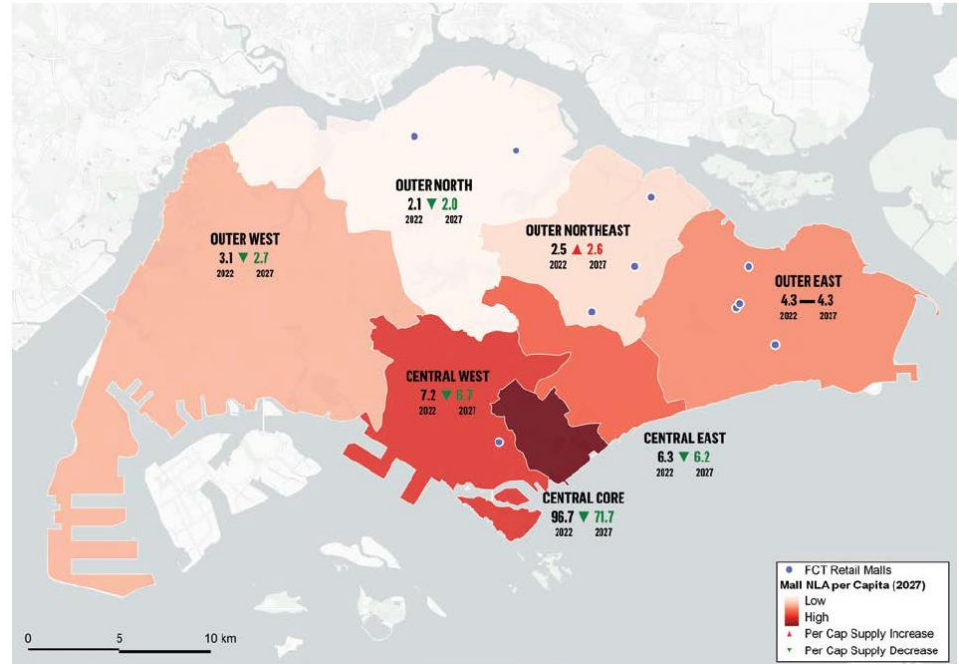
Strategically located

FCT malls are located in areas with **lower retail space per capita** compared to the national average

Headroom for organic growth

Low retail space per capita generally implies **lower competing supply** nearby and more **headroom for growth** for existing malls

Shopping Centre Floorspace Per Capita by Region
2022 vs. 2027

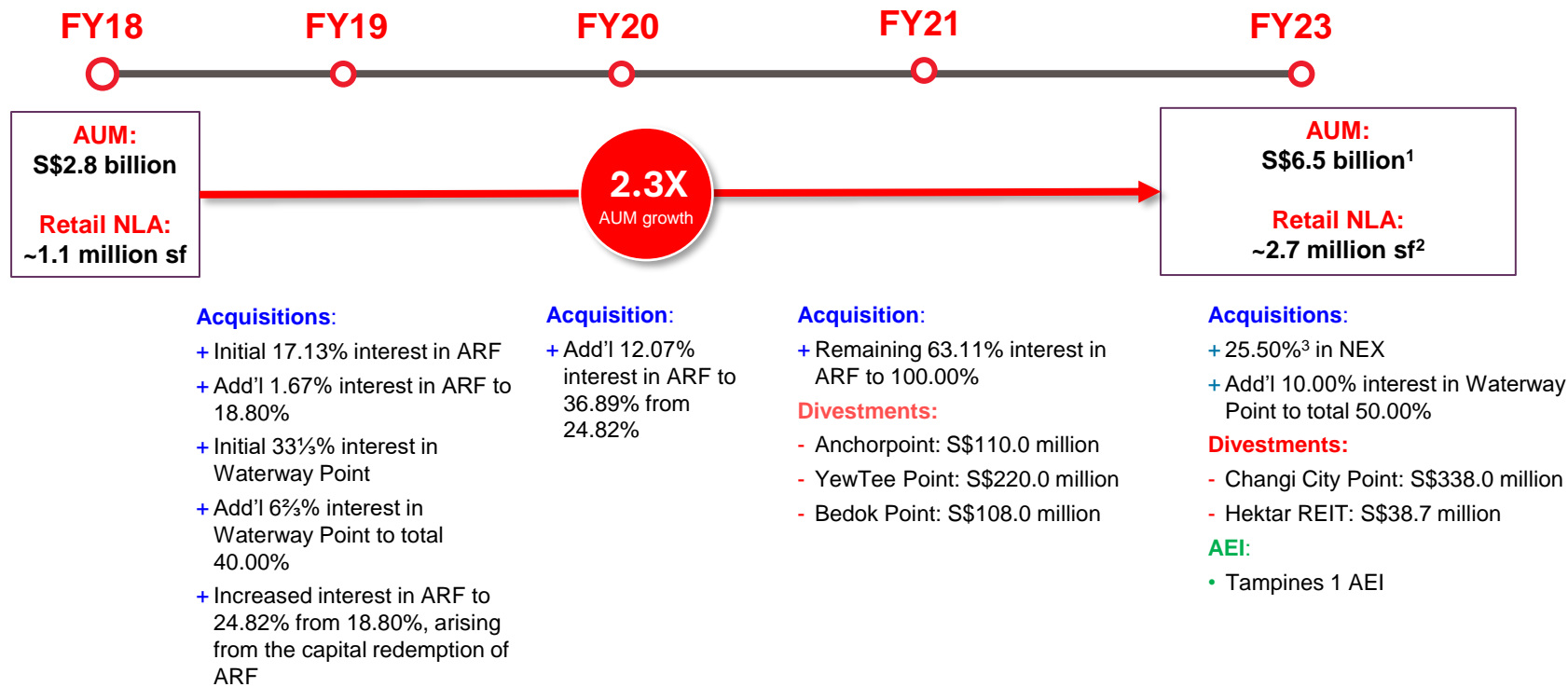


Source: CISTR, FCT Annual Report 2023 pages 52-53

1. Shopping centre floorspace per capita (sq ft NLA) for Kuala Lumpur is 10.9, for Hong Kong is 10.8 and for Bangkok is 11.9

FCT's portfolio growth journey

Stronger portfolio focused on the suburban prime retail sector in Singapore



1. After the completion of announced divestments of Changi City Point and interest in Hektar REIT.

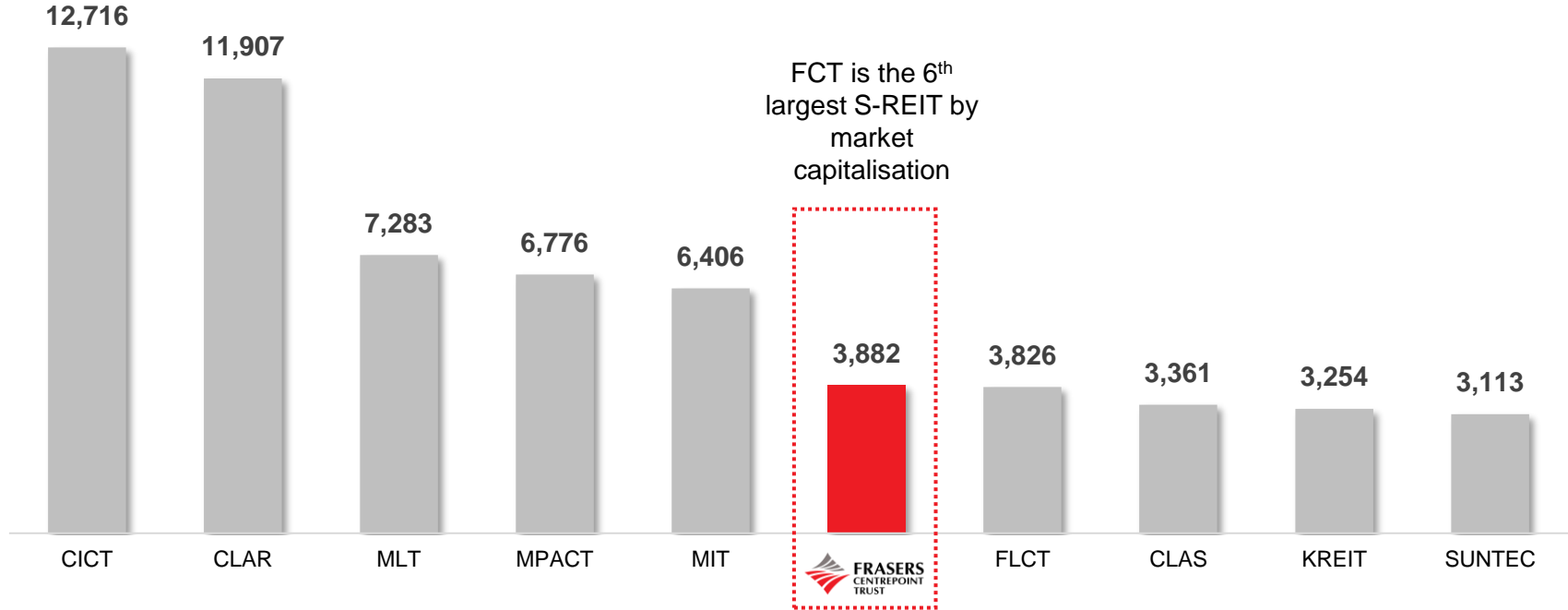
2. NLA includes CSFS space.

3. FCT and its sponsor Frasers Property Limited jointly acquired 50.00% in GRPL, the entity holding the retail property NEX, in February 2023. FCT's effective interest in GRPL is 25.50% and FPL holds 24.50% effective interest in GRPL.

Inclusion in the Straits Times Index

Frasers Centrepoint Trust to join the Straits Times Index with effect from 18 March 2024

Top 10 largest S-REITs by market capitalisation as at 4 March 2024 (S\$'million)



Source: FactSet as at 4 March 2024

We are Frasers Property

Inspiring experiences,
creating places for good.

