

## Fraser's Logistics & Commercial Trust Acquires Prime Logistics Property in the Netherlands with a Long-Term Lease to Global Logistics Provider

- ◆ 100% occupied, modern logistics facility with a long weighted average lease to expiry of 9.5 years<sup>1</sup>
- ◆ Accretive acquisition aligned with FLCT's strategy to grow its high-quality logistics & industrial portfolio

### SINGAPORE, 16 APRIL 2026

Fraser's Logistics & Commercial Asset Management Pte. Ltd., the manager of Fraser's Logistics & Commercial Trust ("FLCT" and the manager of FLCT, the "REIT Manager"), is pleased to announce that it has entered into a sale and purchase agreement to acquire a modern freehold logistics property located at Diamantweg 26 in Hapert, the Netherlands (the "Property") (the "Proposed Acquisition"), from an unrelated third party, VDG Property Development 10 B.V. (the "Vendor"). The gross property purchase price for the Property is €43.0 million (approximately S\$64.1 million<sup>2</sup>) (the "Property Purchase Price"). The acquisition was signed and completed on 15 April 2026.

The Property Purchase Price was negotiated on a willing-buyer and willing-seller basis, taking into consideration the independent valuation of €44.45 million by Jones Lang LaSalle BV as at 28 February 2026, which was commissioned by the REIT Manager and Perpetual (Asia) Limited (in its capacity as the trustee of FLCT). The valuation is based on the capitalisation method and the discounted cash flow method. The Property Purchase Price represents a discount of 3.3% to the independent valuation<sup>3</sup>.

Ms. Anthea Lee, Chief Executive Officer of the REIT Manager, said, "This DPU-accretive acquisition of a newly completed, modern and prime freehold logistics facility in the Netherlands, which is fully leased to a global logistics provider, is a complementary addition to FLCT's logistics and industrial portfolio. The Property's strong fundamentals, including having a 100% occupancy rate with a long weighted average lease to expiry of 9.5 years as at 15 April 2026, are well-aligned with our strategy to grow FLCT's high-quality logistics and industrial portfolio."

### KEY ATTRIBUTES OF THE PROPOSED ACQUISITION

The Property is a logistics facility with a gross lettable area of 25,603 square metres. Newly built in October 2025 on freehold land, the Property has an Energy Performance Certificate (EPC) rating of A+++ and benefits from CPI-linked rental adjustments.

Strategically located in Hapert, the Property benefits from being located approximately 1.4 kilometres ("km") from the A67 motorway which connects to major cities such as Eindhoven, Venlo and Antwerp, and key transport nodes such as Eindhoven Airport (20 km) and Antwerp Airport (67 km). Notwithstanding macroeconomic uncertainties, the Dutch logistics market is expected to remain stable, underpinned by constrained supply and long-term demand drivers such as supply chain diversification and near-shoring.

The Property is fully leased to DSV Air & Sea Nederland B.V., which is part of a large and reputable integrated transport and logistics group ("DSV") with a presence in more than 90 countries and a market capitalisation of approximately USD 60 billion. DSV is listed on the Danish stock exchange with a credit rating of A- and A3 from S&P Global Ratings and Moody's Ratings.

Post-acquisition, FLCT's portfolio will comprise 114 properties with a portfolio value of approximately S\$7.0 billion<sup>4</sup>. The Proposed Acquisition is expected to be accretive to FLCT's distribution per unit on a pro forma basis and will increase FLCT's logistics and industrial portfolio weighting from 75.1% to 75.3%, in line with FLCT's strategic objective of growing its allocation to high-quality logistics and industrial properties. FLCT's exposure in the Netherlands will increase from 5.5% to 6.4%. The Manager remains focused on identifying and pursuing further opportunities in the logistics and industrial sector across FLCT's established markets.

<sup>1</sup> Based on gross rental income, being the contracted rental income and estimated recoverable outgoings.

<sup>2</sup> Based on an assumed exchange rate of S\$1 : €1.4918.

<sup>3</sup> The consideration payable by FLCT after netting off the outstanding rent-free incentive owed to the existing tenant is €42.1 million (approximately S\$62.8 million<sup>2</sup>).

<sup>4</sup> Based on the book value of FLCT's portfolio as at 31 December 2025.

**FUNDING, FINANCIAL EFFECTS AND OTHER INFORMATION**

The Property Purchase Price (less the outstanding rent-free incentive of €0.85 million (approximately S\$1.27 million<sup>5</sup>) owed to the existing tenant), estimated professional fees and other expenses incurred or to be incurred by FLCT in connection with the Proposed Acquisition, as well as the acquisition fee payable to the REIT Manager<sup>6</sup> will be paid in cash and funded through external debt and/or existing cash resources.

**END**



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<sup>5</sup> Based on an assumed exchange rate of S\$1 : €1.4918.

<sup>6</sup> If the REIT Manager elects to receive in cash instead of units.

### **About Frasers Logistics & Commercial Trust**

Frasers Logistics & Commercial Trust (“**FLCT**”) is a Singapore-listed real estate investment trust with a portfolio comprising 113 industrial and commercial properties, worth approximately S\$6.9 billion, diversified across five major developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT was listed on the Mainboard of Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on 20 June 2016 as Frasers Logistics & Industrial Trust and was subsequently renamed Frasers Logistics & Commercial Trust on 29 April 2020 following the completion of a merger with Frasers Commercial Trust.

FLCT’s investment strategy is to invest globally in a diversified portfolio of income-producing properties used predominantly for logistics or industrial purposes located globally, or commercial purposes (comprising primarily CBD office space) or business park purposes (comprising primarily non-CBD office space and/or research and development space) located in the Asia-Pacific region or in Europe (including the United Kingdom). FLCT is sponsored by Frasers Property Limited.

FLCT is a constituent of the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index), Straits Times Index and Global Property Research (GPR) 250.

For more information about FLCT, visit [www.frasersproperty.com/reits/flct](http://www.frasersproperty.com/reits/flct)

### **About Frasers Property Limited**

Frasers Property Limited (“**Frasers Property**” and together with its subsidiaries, the “**Frasers Property Group**” or the “**Group**”) is an integrated investor-developer-operator of real estate products and services. Listed on the Main Board of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) and headquartered in Singapore, the Group has total assets of approximately S\$39.7 billion as at 30 September 2025.

Frasers Property operates across five asset classes: industrial & logistics, retail, commercial & business parks, residential and hospitality. Its businesses span Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in 20 countries.

The Group is the sponsor of real estate investment trusts (“**REITs**”), Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust, listed on the SGX-ST, as well as Frasers Property Thailand Industrial Freehold & Leasehold REIT and Golden Ventures Leasehold Real Estate Investment Trust, listed on the Stock Exchange of Thailand.

Guided by its purpose of inspiring experiences and creating places for good, the Group promotes an ESG framework that supports long-term value creation through focus areas such as transparent governance, sustainable finance, inclusive communities and reducing its carbon emissions. Frasers Property aims to deliver lasting shared value for its customers, people, investors and communities, while fostering a progressive, collaborative and respectful culture.

For more information on Frasers Property, please visit [frasersproperty.com](http://frasersproperty.com) or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).

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The value of the units in FLCT (“**Units**”) and the income derived from them may fall or rise. The Units are not obligations of, deposits in, or guaranteed by the REIT Manager, Perpetual (Asia) Limited, in its capacity as trustee of FLCT, or Frasers Property (as the sponsor of FLCT).

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the REIT Manager redeem or purchase 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 news release may contain forward-looking statements or financial information 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. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of FLCT. The forecast financial performance or financial information of FLCT is not guaranteed. A potential investor is cautioned not to place undue reliance on these forward-looking statements or financial information, which are based on the REIT Manager’s current view of future events.

This news release is not an offer or sale of the Units in the United States. The Units have not been and will not be registered under the United States Securities Act of 1933, as amended (the “**Securities Act**”) and may not be offered or sold in the United States absent registration except pursuant to an exemption from, or in a transaction not subject to, the registration requirements under the Securities Act. Any public offering of the Units in the United States would be made by means of a prospectus that would contain detailed information about FLCT, the REIT Manager and its management, as well as financial statements.

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