

FLT TO DIVEST 50% INTEREST IN 99 SANDSTONE PLACE, PARKINSON, QUEENSLAND FOR A\$134.2 MILLION

- ❖ Sale Consideration represents an 8.8% premium over the property's book value¹
- ❖ Strategic opportunity to reduce FLT's tenant concentration risk
- ❖ Proceeds from divestment provides greater financial flexibility to FLT

SINGAPORE, 13 June 2019

Fraser's Logistics & Industrial Asset Management Pte. Ltd., the manager of Fraser's Logistics & Industrial Trust ("FLT" and the manager of FLT, the "REIT Manager"), is pleased to announce that FLT, through its wholly-owned sub-trust, has entered into a sale and purchase agreement with an entity managed by DWS², a global real estate investment manager, to divest 50% of its ownership in the property at 99 Sandstone Place, Parkinson, Queensland, Australia (the "Property" and the divestment of 50% interest in the Property, the "Divestment") for a sale consideration of A\$134.2 million (the "Sale Consideration"). The Property, which is a cold storage distribution facility, is leased to Coles Group Ltd ("Coles").

The Sale Consideration represents an 8.8% premium over the book value of A\$123.3 million³ (based on a 50% interest in the Property) as at 31 March 2019, and a 15.3% premium over the original purchase price of A\$116.4 million⁴ (based on a 50% interest in the Property) during FLT's initial public offering in 2016. The Sale Consideration also took into account the latest independent valuation of the Property conducted by Urbis Valuations Pty Ltd at A\$134.2 million (based on a 50% interest in the property) as at 1 May 2019.

Mr. Robert Wallace, Chief Executive Officer of the REIT Manager, said, "We are pleased to enter into a partnership with DWS to co-own and co-manage the Property. Coles is presently FLT's single largest tenant at 7.0% of GRI⁵ which is expected to reduce to 3.6% after the divestment of a 50% interest, therefore providing a strategic opportunity for FLT to reduce its portfolio's tenant concentration risk. This in line with our active asset management strategy, with the divestment proceeds providing FLT with greater financial flexibility."

"DWS has a proven track record in Australia's industrial sector and has strong familiarity with cold storage logistics assets. This partnership is a great opportunity to bring together the mutual strengths of both FLT and DWS in the ownership and management of industrial properties."

Ms. Victoria Sharpe, Head of Real Estate for Asia Pacific with DWS, said, "We are thrilled to partner with FLT on this joint venture ownership and look forward to working with the team."

"The property provided an attractive opportunity to acquire a super prime, refrigerated, logistics facility and marks the first investment in Australia for our open-ended Asia core real estate strategy."

The estimated net proceeds from the Divestment is approximately A\$128.8 million, after taking into account divestment fees of approximately A\$0.7 million⁶ to be paid to the REIT Manager, together with other divestment and tax related expenses. The net divestment proceeds may be distributed to unitholders and/or used for funding potential acquisition opportunities, reducing existing debt and/or other general corporate purposes.

¹ As at 31 March 2019

² DWS Investments Australia Ltd ("DWS") is the investment manager of the purchaser, being ACREF 99SP Pty Ltd as trustee for ACREF 99SP AUT

³ Includes the acquisition cost of the freehold interest in the Property

⁴ Based on a 99-year leasehold tenure

⁵ Gross Rental Income ("GRI"), being the contracted rental income and estimated recoverable outgoings for the month of 31 March 2019. Excludes straight lining rental adjustments

⁶ The divestment fee is 0.5% of the Consideration and is payable to the REIT Manager pursuant to the trust deed dated 30 November 2015 (as amended and supplemented) constituting FLT

The proposed divestment is expected to be completed in the 3rd quarter of 2019.

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About the Property

Constructed in 2008, the Property is located within an established industrial precinct to the south of Brisbane, benefiting from good transport connectivity to the Mount Lindesay Highway, Logan Motorway and the Gateway Motorway. It is situated approximately 29 kilometres south of Brisbane's Central Business District. With a total gross lettable area of 54,245 square metres ("**sq m**"), the Property is purpose-built for Coles and comprises a cross-dock, regional distribution facility with 3,285 sq m of office accommodation and 50,960 sq m of temperature controlled and ancillary warehousing.

As 31 March 2019, FLT held the remaining 96.2-year leasehold interest in the Property, which it had acquired from a subsidiary of Frasers Property Australia Pty Limited ("**FPA**"). Subsequently, FLT purchased the freehold interest of the Property held by FPA. The sale of 50% interest in the Property is on a freehold basis.

As at 31 March 2019, the Property accounts for approximately 7.0% of FLT's gross property income and approximately 8.2% of FLT's portfolio value on a 100% ownership basis. The Property has a remaining weighted average lease expiry term of approximately 13.2 years as at 31 March 2019.

About Frasers Logistics & Industrial Trust

Frasers Logistics & Industrial Trust ("**FLT**") is the first Singapore-listed real estate investment trust with a portfolio comprising 82 logistics and industrial properties, worth approximately A\$3.0 billion, concentrated within major logistics and industrial markets in Australia, Germany and the Netherlands. FLT was listed on the Mainboard of Singapore Exchange Securities Trading Limited ("**SGX-ST**") on 20 June 2016.

FLT's investment strategy is to invest globally in a diversified portfolio of income-producing industrial and logistics properties. With strong connectivity to key infrastructure, FLT's modern portfolio consists predominantly of freehold and long leasehold land tenure assets with a well-diversified tenant base. FLT is sponsored by Frasers Property Limited.

For more information about FLT, visit www.fraserslogisticstrust.com.

About the Sponsor: Frasers Property Limited

Frasers Property Limited ("**Frasers Property**" or the "**Company**"), is a multi-national company that owns, develops and manages a diverse, integrated portfolio of properties. Listed on the Mainboard of the SGX-ST and headquartered in Singapore, the Group has total assets of approximately S\$33.2 billion as at 31 March 2019.

Frasers Property's assets range from residential, retail, commercial and business parks, to logistics and industrial in Southeast Asia, Australia, Europe and China. Its well-established hospitality business owns and / or operates serviced apartments and hotels in over 80 cities across Asia, Australia, Europe, the Middle East and Africa. The Company is unified by its commitment to deliver enriching and memorable experiences for customers and stakeholders, leveraging knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

Frasers Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust are focused on retail, commercial & business parks, and logistics & industrial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties.

For more information on Frasers Property, please visit www.frasersproperty.com.

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