

## FRASERS LOGISTICS & COMMERCIAL TRUST

(a real estate investment trust constituted on 30 November 2015 under the laws of the Republic of Singapore)

### Asset Valuations Announcement

Frasers Logistics & Commercial Asset Management Pte. Ltd., as manager of Frasers Logistics & Commercial Trust (“**FLCT**”, and as manager of FLCT, the “**Manager**”), wishes to announce that independent valuations for 103 properties (the “**Properties**”) in FLCT’s portfolio have been completed.

The following firms were engaged to carry out the valuations as at 30 September 2021.

#### The Logistics & Industrial (“**L&I**”) Portfolio

Country	Valuation Firms
Australia	CIVAS (VIC) Pty Limited (“ <b>Colliers VIC</b> ”)
	CIVAS (NSW) Pty Limited (“ <b>Colliers NSW</b> ”)
	Knight Frank NSW Valuations & Advisory Pty Ltd (“ <b>KF NSW</b> ”)
	Jones Lang LaSalle Advisory Services Pty Ltd (“ <b>JLL</b> ”)
Germany	Savills Valuations Pty Ltd (“ <b>Savills</b> ”)
	BNP Paribas (“ <b>BNPP</b> ”)
The Netherlands	Jones Lang LaSalle SE (“ <b>JLL DE</b> ”)
UK	Savills PLC (“ <b>Savills NL</b> ”)
	Knight Frank LLP (“ <b>KF UK</b> ”)

#### The Commercial Portfolio

Country	Valuation Firms
Australia	Knight Frank Australia Pty Ltd (“ <b>KF</b> ”)
	Knight Frank Valuation & Advisory Canberra Pty Limited (“ <b>KF CBR</b> ”)
	Colliers VIC
Singapore	CBRE Pte. Ltd. (“ <b>CBRE</b> ”)
UK	KF UK

The valuations have been adopted in the financial statements of FLCT for the financial year ended 30 September 2021.

The total valuation of FLCT's portfolio was S\$7,323.9<sup>1</sup> million as at 30 September 2021 and the valuation details are attached in Annex A.

The valuation reports are available for inspection by prior appointment at the Manager's registered office at 438 Alexandra Road, #21-00 Alexandra Point, Singapore 119958 during business hours for a period of three months from today.

**BY ORDER OF THE BOARD**

**Frasers Logistics & Commercial Asset Management Pte. Ltd.**

As manager of Frasers Logistics & Commercial Trust

Company Registration No. 201528178Z

Catherine Yeo

Company Secretary

11 November 2021

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<sup>1</sup> Excludes right-of-use assets

## Annex A

No.	Address	Valuers	Valuation as at 30 September 2021	
			Local Currency (million)	S\$ (million) <sup>(1)(2)(3)</sup>
<b>Australia (L&amp;I)</b>				
1	21 Kangaroo Avenue	Colliers NSW	90.0	88.3
2	Lot 1, 2 Burilda Close	KF NSW	32.9	32.3
3	1 Burilda Close	Colliers NSW	95.1	93.3
4	4-8 Kangaroo Avenue	Colliers NSW	109.0	107.0
5	6 Reconciliation Rise	KF NSW	55.8	54.7
6	17 Kangaroo Avenue	Colliers NSW	61.9	60.7
7	8 Distribution Place	KF NSW	33.4	32.7
8	7 Eucalyptus Place	KF NSW	45.0	44.2
9	10 Stanton Road	KF NSW	19.4	19.0
10	8 Stanton Road	KF NSW	27.2	26.6
11	8-8A Reconciliation Rise	KF NSW	62.5	61.3
12	2 Hanson Place	Colliers NSW	85.2	83.6
13	3 Burilda Close	Colliers NSW	44.9	44.1
14	99 Station Road	Colliers NSW	29.3	28.8
15	Lot 104 & 105 Springhill Road	KF NSW	23.3	22.9
16	11 Gibbon Road	Colliers NSW	52.5	51.5
17	2-22 Efficient Drive	Savills	63.3	62.1
18	18-34 Aylesbury Drive	Savills	37.6	36.9
19	1 Dorismus Drive	Savills	127.0	124.6
20	43 Efficient Drive	KF NSW	35.5	34.8
21	8-28 Hudson Court	KF NSW	50.5	49.6
22	42 Sunline Drive	Colliers VIC	25.5	25.0
23	111 Indian Drive	Savills	49.5	48.6
24	29 Indian Drive	Savills	44.7	43.9
25	21-33 South Park Drive	Savills	36.5	35.8
26	22-26 Bam Wine Court	Savills	32.5	31.9
27	25-29 Jets Court	Colliers VIC	13.0	12.8
28	16-32 South Park Drive	Colliers VIC	19.3	18.9
29	17-23 Jets Court	Colliers VIC	8.6	8.4
30	28-32 Sky Road East	Colliers VIC	10.0	9.8
31	38-52 Sky Road East	Colliers VIC	30.5	29.9
32	2-46 Douglas Street	Savills	21.0	20.6
33	49-75 Pacific Drive	Savills	47.4	46.5
34	17 Pacific Drive & 170-172 Atlantic Drive	KF NSW	51.5	50.5
35	17 Hudson Court	KF NSW	45.0	44.2
36	78 & 88 Atlantic Drive	Colliers VIC	27.5	27.0
37	75-79 Canterbury Road	KF NSW	27.0	26.5

No.	Address	Valuers	Valuation as at 30 September 2021	
			Local Currency (million)	S\$ (million) <sup>(1)(2)(3)</sup>
<b>Australia (L&amp;I)</b>				
38	77 Atlantic Drive	KF NSW	32.0	31.4
39	96-106 Link Road	Savills	27.8	27.2
40	98-126 South Park Drive	Colliers VIC	48.5	47.6
41	89-103 South Park Drive	Colliers VIC	18.7	18.4
42	1-13 and 15-27 Sunline Drive	Colliers VIC	46.0	45.1
43	115-121 South Centre Road	Savills	6.5	6.4
44	150-168 Atlantic Drive	Colliers VIC	51.0	50.1
45	211A Wellington Road	Colliers VIC	49.5	48.6
46	468 Boundary Road	Colliers VIC	46.5	45.6
47	29 -51 Wayne Drive	Savills	32.3	31.7
48	103-131 Wayne Goss Drive	JLL	38.0	37.3
49	10 Siltstone Place	Savills	19.3	18.9
50	143 Pearson Road	Savills	50.9	50.0
51	166 Pearson Road	Savills	52.8	51.8
52	30 Flint Street	Savills	28.3	27.8
53	55-59 Boundary Road	JLL	23.6	23.1
54	350 Earnshaw Road	JLL	71.0	69.7
55	51 Stradbroke Street	JLL	36.3	35.6
56	57-71 Platinum Street	JLL	57.0	55.9
57	99 Shettleston Street	JLL	21.5	21.1
58	286 Queensport Road	Savills	50.0	49.1
59	60 Paltridge Road	JLL	11.4	11.2
<b>Europe (L&amp;I)</b>				
60	Elbestraße 1-3	BNPP	15.6	24.6
61	Am Krainhop 10	BNPP	18.8	29.6
62	Otto-Hahn Straße	BNPP	58.2	91.5
63	Eiselauer Weg 2	BNPP	45.7	71.8
64	Industriepark 309	BNPP	51.4	80.8
65	Industriepark 1	BNPP	15.8	24.8
66	Am Exer 9	BNPP	14.8	23.3
67	Johann-Esche-Straße 2	BNPP	17.0	26.7
68	Jubatus-Allee 3	BNPP	8.6	13.5
69	Brede Steeg 1	Savills NL	68.6	107.9
70	Koperstraße 10	BNPP	52.3	82.2
71	Ambros-Nehren-Strasse 1	BNPP	15.4	24.2
72	Saalhoffer Straße 211	BNPP	34.0	53.5
73	Gustav-Stresemann-Weg 1	BNPP	15.3	24.1
74	Am Autobahnkreuz 14	BNPP	18.5	29.1

No.	Address	Valuers	Valuation as at 30 September 2021	
			Local Currency (million)	S\$ (million) <sup>(1)(2)(3)</sup>
<b>Europe (L&amp;I)</b>				
75	Keffelker Straße 66	BNPP	11.8	18.6
76	Belle van Zuylenstraat 5	Savills NL	18.2	28.7
77	Handelsweg 26	Savills NL	48.6	76.4
78	Heierhoevenweg 17	Savills NL	29.9	47.0
79	Oberes Feld 2	BNPP	74.1	116.5
80	Murrer Strasse 1	BNPP	38.3	60.2
81	Mandeveld 12	Savills NL	28.8	45.3
82	Walter-Gropius-Straße 19	JLL DE	22.9	36.0
83	Gewerbegebiet Etzin 1	JLL DE	43.5	68.4
84	Junkerstrasse, Graben	JLL DE	42.4	66.7
85	Dieselstraße 30	JLL DE	34.4	54.1
86	Am Bühhfeld 2-8	JLL DE	42.9	67.5
87	Im Birkengrund 5	JLL DE	37.0	58.2
88	An den Dieken 94	JLL DE	59.5	93.6
89	Hölderlinstraße 29	JLL DE	80.3	126.3
90	Fuggerstraße 17	JLL DE	31.4	49.4
91	Genfer Allee 6	JLL DE	55.2	86.8
92	Buchäckerring 18	JLL DE	41.3	64.9
93	Am Römig 8	JLL DE	30.3	47.6
94	Griftweg 5, De Klomp	Savills NL	21.5	33.8
<b>UK (L&amp;I)</b>				
95	Connexion, Blythe Valley Park, Shirley, Solihull	KF UK	42.6	78.0
<b>Australia (Commercial)</b>				
96	357 Collins Street	Colliers VIC	323.0	317.0
97	Block 4 Section 13, Tuggeranong	KF CBR	247.0	242.4
98	152-158 St Georges Terrace	KF	335.0	328.8
<b>Singapore (Commercial)</b>				
99	438A/438B/438C Alexandra Road	CBRE	657.0	657.0
100	18, 20 & 22 Cross Street	CBRE	632.0	632.0
<b>UK (Commercial)</b>				
101	Farnborough Business Park, Hampshire GU14 7 JP	KF UK	172.0	314.7
102	43 Western Rd, Bracknell RG12 1RF, United Kingdom	KF UK	66.5	121.6
103	Blythe Valley Park, Shirley, Solihull	KF UK	129.0	235.9
<b>Total</b>				<b>7,323.9</b>

Notes:

- (1) Translated at exchange rates of S\$0.9814: A\$1, S\$1.8295: £1 and S\$1.5723: €1, where applicable  
(2) Rounding differences noted  
(3) Excludes right-of-use assets, where relevant

## **IMPORTANT NOTICE**

This announcement may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the 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 the units in FLCT ("Units") and the income derived from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or the Trustee. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

This announcement is for information purposes only and does not constitute an offer for sale or an invitation or offer to acquire, purchase or subscribe for Units in the United States. This announcement is not for publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia), Canada or Japan. The Units referred to herein have not been, and will not be, registered under the Securities Act, or the securities laws of any state of the United States or other jurisdiction, and the Units may not be offered or sold in the United States, absent registration or an exemption from, the registration requirements under the Securities Act and applicable state or local securities laws. No public offering of securities is being made in the United States.

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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of FLCT and the Manager is not necessarily indicative of the future performance of FLCT and the Manager.