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**SGX-ST ANNOUNCEMENT**

For immediate release

**FRASERS LOGISTICS & COMMERCIAL TRUST**

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

**COMPLETION OF DIVESTMENT OF LEASEHOLD PROPERTY IN PORT MELBOURNE**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the press release of Frasers Logistics & Commercial Trust (“FLCT”) dated 2 December 2021 titled “Frasers Logistics & Commercial Trust to divest a leasehold property in Port Melbourne for A\$42.5 million” (the “Press Release”).*

Further to the Press Release, Frasers Logistics & Commercial Asset Management Pte. Ltd., the manager of FLCT (the “**Manager**”) wishes to announce that, in order to facilitate the completion of the divestment of the leasehold property at 2-24 Douglas Street, Port Melbourne, Victoria, Australia (the “**Property**”) and the divestment of the Property, the “**Divestment**”)<sup>1</sup>, Perpetual (Asia) Limited, in its capacity as trustee of FLCT, has through FLT Landowner Pty Ltd, in its capacity as trustee of Douglas Street Trust A, entered into a deed of variation (the “**Deed of Variation**”) in respect of the sale and purchase agreement with the unrelated third-party purchaser to, *inter alia*, (i) reduce the Consideration by A\$1.0 million from A\$42.525 million (approximately S\$38.4 million<sup>2</sup>) to A\$41.525 million (approximately S\$37.5 million) (the “**Revised Consideration**”), and (ii) defer the payment of A\$6.5 million (approximately S\$5.9 million), being part of the Revised Consideration, to 11 December 2023.

The Revised Consideration represents a significant premium of A\$20.5 million (approximately S\$18.5 million) to the Property’s book value of A\$21.0 million (approximately S\$19.0 million) as at 30 September 2021.

The Manager is pleased to announce that FLT Landowner Pty Ltd has completed the Divestment on 24 October 2022.

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<sup>1</sup> In order to facilitate the completion of the Divestment, the Manager agreed to: (i) the reduction in the Consideration in view of a bank guarantee that the purchaser has to put up as a condition for the landowner to consent to the assignment of the ground lease, which is necessary for completion of the Divestment and (ii) defer receipt of A\$6.5 million which forms part of the Revised Consideration.

<sup>2</sup> Unless otherwise stated, the S\$ equivalent of the A\$ figures in this announcement have been arrived at based on an assumed exchange rate of A\$1:S\$0.9031.

**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

25 October 2022

## 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 (including employee wages, benefits and training costs), 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.

This announcement is for information only and does not constitute or form part of an offer, invitation or solicitation of any securities of FLCT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, 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 securities referred to herein have not been and will not be registered under the U.S. Securities Act, and may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new units in FLCT ("**Units**") may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

The value of the 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 Perpetual (Asia) Limited, as trustee of FLCT. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

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 Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of FLCT and the Manager is not necessarily indicative of the future performance of FLCT and the Manager.

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