

FRASERS LOGISTICS & COMMERCIAL TRUST

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

PAYMENT OF MANAGEMENT FEES BY WAY OF ISSUE OF UNITS IN FRASERS LOGISTICS & COMMERCIAL TRUST

Frasers Logistics & Commercial Asset Management Pte. Ltd., as manager of Frasers Logistics & Commercial Trust (“**FLCT**”, and as manager of FLCT, the “**REIT Manager**”), wishes to announce that an aggregate of 5,243,558 new units in FLCT (“**Units**”) have been issued on 12 February 2026 for the purposes as stated below.

REIT Management Fees and HAUT Management Fees

For the period from 1 October 2025 to 31 December 2025, an aggregate base fee of S\$6,933,385¹ is payable to:

- (i) the REIT Manager pursuant to the terms of the trust deed constituting FLCT dated 30 November 2015 (as amended) (the “**REIT Trust Deed**”);
- (ii) the REIT Manager (for its role as manager of Frasers Commercial Trust (“**FCOT**”), a wholly-owned sub-trust of FLCT) pursuant to the terms of the trust deed constituting FCOT dated 12 September 2005 (as amended) (the “**FCOT Trust Deed**”);
- (iii) the REIT Manager (for its role as manager of FLCT Singapore 1 Trust (“**FS1T**”), a wholly-owned sub-trust of FLCT) pursuant to the terms of the trust deed constituting FS1T dated 2 October 2024 (the “**FS1T Trust Deed**”); and
- (iv) FLT Australia Management Pty Ltd, a wholly-owned subsidiary of the REIT Manager, as the investment manager of FLT Australia Trust (the “**HAUT**”, and FLT Australia Management Pty Ltd, the “**HAUT Manager**”), pursuant to the terms of the investment management agreement dated 27 May 2016 (as amended) (the “**Investment Management Agreement**”) entered into between the REIT Manager, Frasers Property Funds Management Limited, in its capacity as trustee of the HAUT, and the HAUT Manager.²

1 The aggregate of the base fee for the REIT Manager (the “**REIT Manager Base Fee**”) and the base fee for the HAUT Manager (the “**HAUT Manager Base Fee**”) is 0.4% per annum of the value of the Deposited Property (as defined in the REIT Trust Deed).

2 The HAUT Manager Base Fee is 0.2% per annum of the HAUT’s Assets (as defined in the Investment Management Agreement).

REIT Management Fee Units

4,244,715 Units at an issue price of S\$0.9917 per Unit have been issued as payment of 75% of the REIT Manager Base Fee for the period from 1 October 2025 to 31 December 2025.³

Fraser's Property Industrial Trust Holdings II Pte. Ltd. ("**FPITH II**") has been nominated by the REIT Manager to receive the aggregate 4,244,715 Units issued as payment of the REIT Manager Base Fee in its place today in accordance with the REIT Trust Deed, the FCOT Trust Deed and the FS1T Trust Deed which allows the REIT Manager to nominate any person to receive such fee Units. In connection with such nomination, FPITH II will pay to the REIT Manager S\$4,209,485 being an amount equal to the aggregate issue price of such Units.

HAUT Management Fee Units

998,843 Units at an issue price of S\$0.9917 per Unit, have been issued as payment of 75% of the HAUT Manager Base Fee for the period from 1 October 2025 to 31 December 2025.³

FPITH II has been nominated by the HAUT Manager to receive the aggregate 998,843 Units issued as payment of the HAUT Manager Base Fee in its place today in accordance with the Investment Management Agreement which allows the HAUT Manager to nominate any person to receive such fee Units. In connection with such nomination, FPITH II will pay to the HAUT Manager S\$990,553 being an amount equal to the aggregate issue price of such Units.

The respective numbers of Units above were determined based on the volume weighted average price per Unit for all trades on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") in the ordinary course of trading for the last 10 business days of the financial quarter ended 31 December 2025 (in accordance with the REIT Trust Deed, the FCOT Trust Deed, the FS1T Trust Deed and the Investment Management Agreement, as the case may be).

³ It was announced by the REIT Manager on 26 January 2026 that an Eighth Supplemental Deed had been entered into between the REIT Manager and Perpetual (Asia) Limited (in its capacity as the trustee of FLCT) to amend the REIT Trust Deed in accordance with Annexure A of the appendix to unitholders of FLCT dated 23 December 2025 (the "**Amendments**"), and that the Amendments would take effect one month following the date of the announcement. As at the date of this announcement, the Amendments have not yet come into effect and therefore the formula for determining the market price when the base fee are paid in Units have been determined in accordance with the existing REIT Trust Deed.

The Units were issued in accordance with the disclosures in the prospectus of FLCT dated 10 June 2016, the REIT Trust Deed, the FCOT Trust Deed, the FS1T Trust Deed and the Investment Management Agreement. For the avoidance of doubt, there is no double-counting between the fees paid to the REIT Manager and the HAUT Manager. Where management fees are payable to the HAUT Manager under the Investment Management Agreement, the management fees payable to the REIT Manager have been correspondingly reduced. Similarly, there is no double-counting between the fees paid to the REIT Manager under the REIT Trust Deed, to the REIT Manager (for its role as manager of FCOT) under the FCOT Trust Deed and to the REIT Manager (for its role as manager of FS1T) under the FS1T Trust Deed. Where management fees are payable to the REIT Manager under the FCOT Trust Deed and the FS1T Trust Deed, the management fees payable to the REIT Manager under the REIT Trust Deed have been correspondingly reduced.

With the abovementioned issue of new Units, the total number of Units in issue as at 12 February 2026 is 3,796,014,516, of which the REIT Manager has an interest in an aggregate of 18,248,132 Units, which represents approximately 0.48% of the total number of Units in issue, and FPITH II has an interest in an aggregate of 838,021,824 Units, which represents approximately 22.08% of the total number of Units in issue.

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

12 February 2026

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, governmental and public policy changes and the continued availability of financing in the amounts and on 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 REIT Manager's current view on future events.

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 REIT 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.

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 REIT Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading 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 REIT Manager is not necessarily indicative of the future performance of FLCT and the REIT Manager.