PRESS RELEASE

FTREIT unitholders approve new acquisition, expanding portfolio to over THB 55 billion

BANGKOK, 3 SEPTEMBER 2026

FTREIT held its Unitholders' Meeting No. 1/2026 on 26 August 2026 where unitholders approved the acquisition of high-quality investment assets from Frasers Property Thailand and backed its fifth capital increase. FTREIT's acquisition of the additional investment assets is based on a total investment value of up to THB 2,784.4 million[1] with the portfolio comprising more than 130,000 sqm of freehold assets across prime assets in strategic locations. The investment assets' inclusion into FTREIT's portfolio will expand its total asset value to over THB 55 billion, further solidifying its position as Thailand's leading industrial REIT with one of the largest industrial property portfolios under management in the country.

The acquired assets comprise five factory buildings (five units) and four warehouse buildings (16 units), totalling nine buildings (21 units) located in Ayutthaya, Prachinburi, Chonburi, and Rayong. The assets are currently leased to top-tier tenants from diverse industries, underscoring Frasers Property's reputation as a trusted real estate brand and strategic partner.

Mr. Bhumpharn Arunthammakul, Managing Director of Frasers Property Industrial REIT Management (Thailand) Company Limited (FIRM), the REIT Manager of FTREIT said, "The successful completion of this investment reinforces FTREIT's leadership in the industrial REIT sector, expanding its assets under management to over 2.5 million sqm post-acquisition. This underscores our stability and commitment to delivering consistent, sustainable long-term cash flows," stated **Mr. Bhumpharn.**

Effective from 21 September 2026, FTSE Russell is reclassifying FTREIT from its Micro Cap to the Small Cap segment of the FTSE Global Equity Index Series (FTSE GEIS) based on its September 2026 review. This reclassification is expected to strengthen institutional investor interest in FTREIT.

Following unitholder approval for the acquisition of investment assets and capital increase, FTREIT expects the batch transfers of assets into its portfolio during September 2026 and January 2027. Additionally, the REIT Manager will submit the filing to the Securities and Exchange Commission (SEC) to offer up to 182 million additional trust units. The overall transaction for this unit offering is expected to be completed by early 2027.

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About Frasers Property Industrial REIT Management (Thailand) Company Limited (FIRM)

Frasers Property Industrial REIT Management (Thailand) Company Limited (FIRM) is a subsidiary of Frasers Property (Thailand) Public Company Limited, the leading integrated real estate platform with multi-asset class expertise. Founded in May 2013, FIRM is a non-financial company approved by SEC to operate as the REIT manager of Frasers Property Thailand Industrial Freehold & Leasehold REIT (FTREIT). FIRM formulates investment strategy for FTREIT and manages its interests in the assets. FTREIT's investment is not limited to Frasers Property's assets: high-potential assets from non-Frasers Property developers are also taken into consideration. Moreover, FIRM keeps looking for opportunities in other investment models to boost its revenues even further, such as in sale & leaseback and asset enhancement initiatives, etc. under the management of its multitalented team.

For more information, please visit ftreit.co.th or frasersproperty.co.th.

About Frasers Property Thailand Industrial Freehold & Leasehold REIT or 'FTREIT'

Frasers Property Thailand Industrial Freehold & Leasehold REIT (FTREIT) is a real estate investment trust (REIT) listed on the Stock Exchange of Thailand (SET) and currently the leading industrial REIT in the country with investment properties worth around THB 52,939.5 million (As of 30 June 2026). FTREIT's investment portfolio presently comprises 745 units of factories and warehouses, representing an area around 2.37 million sqm. All of them are high-quality properties strategically located in key industrial areas of Thailand such as Bangkok, Ayutthaya, Pathum Thani, Samut Prakan, Prachinburi and the Eastern Economic Corridor (EEC). Acquired complete with tenancies of world-class

[1] Exclusive of the expenses in relation to the investment, i.e., the expenses for the hiring of the property appraisers, legal advisor fees and independent financial advisor fees.

companies from various industries, including modern automobiles, logistics and electronics. For the first nine months of FY2026, FTREIT had an average occupancy rate of 92.5%. FTREIT was assigned with an 'A/Stable' rating, which is the highest credit rating among all industrial and logistics REITs in Thailand.

For more information, please visit ftreit.co.th.

About Frasers Property (Thailand) Public Company Limited

Frasers Property (Thailand) Public Company Limited ("FPT"), a subsidiary of Frasers Property Group is a leading integrated real estate platform with multi-asset class expertise. FPT's platform consists of 1) Residential business: developing high-quality housing projects comprising single-detached homes, townhomes, and condominiums in various locations with different segments; 2) Industrial business: leasing ready-built factories and rental warehouse spaces located in strategic industrial and logistics locations throughout Thailand; and 3) Commercial business: managing Grade A office and retail spaces as well as hospitality services, located in Bangkok's central business district. FPT is also the sponsor and manager of Thailand's largest industrial REIT, Frasers Property Thailand Industrial Freehold & Leasehold REIT ("FTREIT"), which is focused on industrial and logistics properties in Thailand, while GOLD is a sponsor and property manager of Golden Ventures Leasehold Real Estate Investment Trust ("GVREIT"), a REIT focused on commercial properties. FPT, FTREIT and GVREIT are listed on the Stock Exchange of Thailand.

For more information on FPT, please visit: frasersproperty.co.th.

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multinational 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$40.0 billion as at 31 March 2026.

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 our 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.

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