PRESS RELEASE

Frasers Property acquires Cuppage Terrace to strengthen presence along Singapore's iconic Orchard Road

- Enhances Orchard Road footprint with a cluster of 17 conservation shophouses adjacent to The Centrepoint, the Group's flagship asset
- Enables a more coordinated approach to asset enhancement and long-term value creation within the Orchard Road precinct
- Positions the Group to contribute to the ongoing transformation of Orchard Road, aligned with the Government's long-term rejuvenation plans for the premier lifestyle destination

SINGAPORE, 31 AUGUST 2026

Frasers Property Limited ("Frasers Property", and together with its subsidiaries, the "Group") is pleased to announce that it has acquired Cuppage Terrace, a cluster of 17 conservation shophouses located in the heart of Orchard Road, for an agreed property value of S$175 million. The asset occupies a site of approximately 28,986 square feet (sf) and has a total gross floor area of about 34,678 sf (excluding outdoor refreshment area).

Cuppage Terrace is a distinctive lifestyle enclave comprising conserved Peranakan-style shophouses, well known for its vibrant mix of food-and-beverage, entertainment and nightlife offerings. Located a five-minute walk from Somerset MRT station, it benefits from strong footfall drawn from both office workers and shoppers in the surrounding retail belt, as well as nearby commercial and residential catchments. It is also easily accessible to the rest of the city by major roads and expressways, including the Central Expressway.

Cuppage Terrace sits next to The Centrepoint, the Group's first and long-standing flagship asset along Orchard Road. A well-established retail destination featuring a wide range of shops, dining options and services, The Centrepoint enjoys prominent frontage and direct connectivity to the Somerset MRT station. The Centrepoint's adjacency to Cuppage Terrace presents a unique opportunity to create a more seamless integration between the two properties, enhancing connectivity, strengthening footfall circulation and delivering a more cohesive shopper experience across the precinct.

This acquisition of Cuppage Terrace builds on the Group's earlier successful collective sale tender for the leasehold rear plot of The Centrepoint for S$391.9 million in February 2026. Frasers Property is the majority shareholder in the freehold front plot at The Centrepoint, owning about 96% of the retail units by strata area. It also has full ownership of 51 Cuppage Road, a 10-storey office building directly connected to The Centrepoint.

Together, these assets form a tightly integrated Orchard Road cluster, enabling Frasers Property to take a more coordinated approach to asset enhancement and long-term value creation across the precinct.

Ms Soon Su Lin, Chief Executive Officer of Frasers Property Singapore, said: "The acquisition of Cuppage Terrace strengthens our presence along Orchard Road and reinforces our commitment to shaping a more connected and vibrant precinct. Together with the strengthening of ownership of The Centrepoint, this enables us to unlock synergies across adjacent sites and better position our properties to contribute to the ongoing transformation of Orchard Road, aligned with the Government's long-term vision for Singapore's premier lifestyle destination."

With the acquisition of Cuppage Terrace completed today, Frasers Property now manages the cluster of 17 shophouses and business operations continue as usual.

Frasers Property will continue to explore longer-term opportunities to enhance its Orchard Road assets in line with broader plans to rejuvenate Singapore's prime shopping district. The Centrepoint and 51 Cuppage Road will continue operations as usual, with ongoing efforts to drive shopper traffic and enhance retail

offerings at the mall, alongside a focus on maintaining strong occupancy and tenant experience at the office building.

Information on Cuppage Terrace as at 31 August 2026

Tenure	99-year leasehold (from 31st March 1989; approximately 62 years remaining)
Address	17 to 45A Cuppage Road, Cuppage Terrace, Singapore 229450 to 229466 (adjacent to The Centrepoint)
Description	Cluster of 17 adjoining conservation Peranakan-style shophouses forming a standalone commercial lifestyle enclave, predominantly occupied by food-and-beverage, entertainment and nightlife operators, with an outdoor refreshment area.
Site Area	28,986 sf (2,692.9 sqm)
Gross Floor Area	34,678 sf (3,222 sqm) - Exclusive of the outdoor refreshment area

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About Frasers Property Singapore

Frasers Property Singapore is a business unit of SGX-listed Frasers Property Limited, a multinational company that owns, develops, and manages a diverse and integrated property portfolio.

Frasers Property Singapore owns, develops and/or manages residential, retail, office and mixed-use properties in Singapore.

Over the years, it has developed over 23,000 quality homes. It oversees a portfolio of 12 shopping malls in Singapore and six commercial properties. Nine of the retail assets and one commercial property are held under Frasers Centrepoint Trust, and another commercial property is held under Frasers Logistics & Commercial Trust.

For more information on Frasers Property Singapore, please visit frasersproperty.com/sg or follow us on Facebook and Instagram.

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group") is an integrated 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 its 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.

For more information on Frasers Property, please visit frasersproperty.com or follow us on LinkedIn.

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