PRESS RELEASE

Frasers Property and Tan & Tan forge strategic partnership to develop 5.15-hectare master-planned site in Petaling Jaya

- Strategically located in Section 13, Petaling Jaya, the project is significant to the area's ongoing urban rejuvenation as a thriving residential, commercial and lifestyle destination
- The site, known as PJ Quarter, will be jointly developed in two phases, with the first phase comprising a vibrant mix of residential and retail components

SINGAPORE AND KUALA LUMPUR, 21 AUGUST 2026

Frasers Property Limited ("Frasers Property", and together with its subsidiaries, the "Group") and Tan & Tan Developments Berhad ("Tan & Tan") announced today that they have signed an agreement to jointly develop a prime 5.15-hectare site in Section 13 of Petaling Jaya, Malaysia. Known as PJ Quarter, the large-scale, mixed-use master-planned precinct is envisioned to be a vibrant, pedestrian-friendly lifestyle destination that will anchor and accelerate the ongoing rejuvenation of Section 13.

Located in a well-established and highly sought-after residential enclave, the site benefits from a strong catchment of nearby offices, amenities and lifestyle offerings. With equal stakes in the joint venture[1], Frasers Property and Tan & Tan will develop the site, about the size of seven football fields, in two phases.

The first phase will offer residential developments alongside retail space and a park, thoughtfully designed to foster community interaction and lifestyle convenience. The residential developments, designed to cater to families and working professionals, are expected to be launched for sale next year.

The retail component will be planned as a low-rise, open-air lifestyle destination, anchored by the park and integrated with community and public spaces. Designed to support walkability and everyday social interaction, it will be set within landscaped surroundings and planned green links, contributing to a vibrant, community-oriented environment within the neighbourhood.

Ms Soon Su Lin, Chief Executive Officer of Frasers Property Singapore, said: "We are pleased to embark on our first collaboration with Tan & Tan, a well-established Malaysian developer, through PJ Quarter. As an iconic master-planned precinct, the development is set to play a pivotal role in the ongoing rejuvenation of Section 13, Petaling Jaya. Drawing on our combined experiences in large-scale, mixed-use developments, we aim to set a new benchmark for vibrant urban living in the area. It represents a meaningful step in growing our development portfolio, through a disciplined, partnership-led strategy, focused on creating value for the long term."

Mr Tan Yee Seng, CEO of Tan & Tan, said: "We are pleased to work with Frasers Property, a well-established international real estate leader, to deliver a landmark development in Petaling Jaya. The site will benefit from the government's efforts to rejuvenate Section 13 into an even more liveable and vibrant hub with green connectors and pedestrian-friendly infrastructure. We look forward to introducing novel retail experiences to the community, complemented by an upscale residential development designed to appeal to a broad spectrum of homebuyers."

The site is surrounded by a wide array of educational, healthcare, retail and lifestyle amenities. Two of Malaysia's most established universities, Universiti Malaya and International Islamic University Malaysia,

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[1] Fraser & Neave Holdings Bhd is divesting its 50% equity interest in the joint venture company which owns the 5.15-hectare site in Petaling Jaya, Malaysia, to Tan & Tan, while Frasers Property will continue to retain its existing 50% interest stake in it.

are within a one-kilometre radius, while healthcare facilities such as Columbia Asia Hospital, ReGen Rehab Hospital, Tun Hussein Onn Hospital and Universiti Malaya Medical Centre are in the vicinity.

The site is a short drive from several retail and recreational destinations, including 3 Damansara, Jaya Shopping Centre, Digital Mall, Jaya One, Retail @ Pacific as well as the renowned Mid Valley Megamall and The Gardens Mall, both of which are owned and operated by IGB REIT, an affiliate of Tan & Tan.

With prominent triple-frontage at a key intersection of Jalan Kemajuan and Jalan Profesor Diraja Ungku Aziz, the mixed-use development offers excellent connectivity to the Greater Klang Valley via major highways such as the Federal Highway and SPRINT Expressway. It is also near the Phileo Damansara MRT station, Asia Jaya LRT station and the upcoming UM station on MRT Line 3.

Section 13, Petaling Jaya, is transforming into a vibrant residential and commercial hub. Enabled by long-term rezoning and redevelopment initiatives, the area is revitalising with the introduction of contemporary residential developments alongside offices, retail and lifestyle-led offerings, reshaping its character and appeal. It is evolving into a dynamic live-work-play destination, attracting businesses and a growing community of residents seeking city living with strong connectivity and accessibility[2].

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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 operates a diverse and integrated property portfolio.

Frasers Property Singapore invests, develops and operates 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,

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[2] *Cover Story: From old industrial area to vibrant locality, The Edge Malaysia, April 25, 2023.*

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.

About Tan & Tan Developments Berhad

Tan & Tan Developments Berhad (Tan & Tan) is a wholly-owned subsidiary of IGB Berhad, a Malaysian company listed on the main board of Bursa Malaysia.

Established in 1971, Tan & Tan is widely regarded as a pioneer in Malaysia's property development landscape. Its portfolio encompasses a distinguished track record in luxury condominiums, high-end landed residences, gated and guarded communities, and commercial developments.

Today, Tan & Tan continues to be driven by a commitment and passion for developing exceptional real estate projects that boast architectural excellence, quality construction and long-term value to its customers, while continuing to redefine modern living for generations to come.

For more information on Tan & Tan, please visit tantan.com or follow us on Facebook, Instagram or LinkedIn.

About IGB Group

Established in 1964, the IGB Group is one of Malaysia's pioneering property development companies, with a diversified portfolio covering all facets of the property industry. Over the decades, IGB has delivered iconic and award-winning developments that achieved industry firsts and enriched the lives of countless communities. The Group's developments include Malaysia's first high-end lifestyle condominium, first hotel apartment and first gated community.

The IGB Group comprises two listed REITs – IGB REIT and IGB Commercial REIT – as well as IGB Berhad, a listed holding company, with operations across Asia, Australia, the United Kingdom and the United States of America.

IGB Group's core activities include property investment and management, investment holding, real estate investment trust management, as well as ownership and operation of retail malls, commercial buildings and hotels. The Group is also involved in property development, construction and engineering services. Beyond real estate, IGB has diversified investments in water treatment, education, assisted living and co-living spaces.

The IGB Group's landmark developments include the iconic Mid Valley City in Kuala Lumpur, as well as Southkey in Johor Bahru, while IGB REIT owns and operates three of Malaysia's leading retail malls, namely Mid Valley Megamall, The Gardens Mall and The Mall, Mid Valley Southkey.

For more information on the IGB Group, please visit www.igbbhd.com.

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