

Fraser's Property Thailand records over THB 3,500 million revenue in 1Q FY2026

BANGKOK, 6 FEBRUARY 2026

Fraser's Property (Thailand) Public Company Limited, or "FPT," has announced its results for the first quarter of FY2026 (October – December 2025), reporting total revenue of THB 3,538 million. This represents an increase of 7.8% or THB 256 million compared to the same period last year, and the net profit was stable at THB 328 million.

Total revenue comprised THB 2,140 million from real estate sales, THB 788 million from rental and service fee, and THB 610 million from other income, with other income increasing 28.4% year-on-year. A key contributor to the growth in other income was the recognition of a gain from the disposal of investment properties amounting to THB 249 million, an increase of THB 106.8 million from the same period last year.

Lim Hua Tiong, Chief Executive Officer of Fraser's Property (Thailand) Public Company Limited, said, "FPT's diversified and fully integrated portfolio enabled the company to deliver stable performance across its three businesses for the first quarter of FY2026. This was underpinned by effective capital management and a sound financial structure, while maintaining an appropriate level of liquidity. At the same time, the company continues to adopt a flexible business strategy to navigate economic uncertainties arising from challenges both in Thailand and overseas."

FPT's Residential Business recorded a THB 137 million year-on-year increase in revenue for 1Q FY2026. Its performance was contributed by strong market response for single and semi-detached homes, particularly newly launched brands Goldina, Gramour, and GUTE, which continuously attracted customer interest and site visits. Its projects, Gramour Sathorn and GUTE Sukhumvit 76, were awarded Gold certification under the Thai's Rating of Energy and Environmental Sustainability for Residential Buildings (TREES-Home V.1.0), making FPT the first property developer in Thailand to receive such certification from the Thai Green Building Institute (TGBI). For the rest of FY2026, the company plans to launch new projects in high-potential locations across Bangkok.

The Industrial Business continues to benefit from the relocation of manufacturing operations to Thailand by foreign investors, as well as growth in the electronics and digital industries. This has driven strong market demand for factories, which serve as critical infrastructure within the supply chain. Boosted by this trend, FPT's factories saw an average occupancy rate of 96% during October - December 2025.

The warehouse retained its existing customer base while continuing to secure new tenants, supported by its premium warehouse offerings featuring high-standard buildings equipped with sustainability-focused features. Following strong take-up of the Phase 1 warehouse of Fraser's Property Last Mile Hub (Pu Chao Saming Phrai) comprising 21,000 sqm, FPT embarked on Phase 2, completing a 9,400 sqm built-to-function warehouse which is now ready for client handover. In addition, the company also commenced development of a new 65,000 sqm built-to-suit automated sorting centre at Fraser's Property Logistics Center (Mahachai) for SPX Express.

The Commercial Business maintained an occupancy rate of 89% across its office buildings and retail spaces as at 31 December 2025. Its efforts to offer flexible lease arrangements tailored to tenants' needs and evolving business operations position the company well in responding to oversupply in the office market. During the New Year festive period, its retail spaces experienced strong shopper footfall. This was

contributed by distinctive positioning and clearly defined target customer segments that helped create business opportunities for tenants targeting the same customer groups, supporting continued lease renewals.

Financial performance for the first financial quarter (October – December 2025)

Financial Performance for a 3-month period (October – December)	1Q FY2026 (THB million)	1Q FY2025 (THB million)	Difference (THB million)	Y-o-Y Difference (%)
Total revenue	3,538	3,282	256	7.8
- Sale of real estate	2,140	2,003	137	6.8
- Rental and service fee	788	804	-16	-2.0
- Other income	610	475	135	28.4
Net profit	328	329	-1.0	-0.3

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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 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\$39.7 billion as at 30 September 2025.

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.

For more information on Frasers Property, please visit frasersproperty.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property).

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