

INDEPENDENT LIMITED ASSURANCE STATEMENT FOR FINANCIAL YEAR 2025

To Frasers Centrepoint Asset Management Ltd, as manager of Frasers Centrepoint Trust,

Limited assurance conclusion

Verco Advisory Services Limited (“Verco”) was engaged by Frasers Centrepoint Asset Management Ltd, as manager of Frasers Centrepoint Trust (“FCT”), to provide limited assurance on selected Environmental, Social and Governance metrics and narrative disclosures (“Selected Information,” as listed below) in FCT’s ESG Databook (“the Databook”) for the year ended 30th September 2025.

Based on the procedures performed and the evidence obtained, nothing has come to our attention that causes us to believe that the Selected Information was not prepared, in all material respects, in accordance with the applicable criteria.

The Selected Information included the following specified quantitative metrics, for the period 1st October 2024 to 30th September 2025, as defined by FCT, and recorded in the datasets received by Verco on 15th April 2026:

Category	Sub-category	Metrics in scope	Boundary
General	Property list	Property name, location, ownership interest, tenant or landlord control, gross floor area, utility floor area coverage.	All properties within portfolio
	Building certifications	Certification type, award date, star rating or equivalent, expiry date (if applicable).	
Social & Governance	Human Resources	Active employees, new hires, turnover, employee profile, manhours, training hours, anti-corruption training hours, parental leave taken, days lost due to sickness.	FCT employees
	Safety	Safety incidents for employees and contractors	Incidents relating to employees / contractors working in FCT-owned properties
	Community investment	Employee volunteering hours, amount invested, instances of community investment	Events which take place within FCT-owned properties
Environment	Utilities	Energy consumption, renewable energy consumption, refrigerants consumption	All properties within portfolio
		Renewable energy generation	
		Water consumption, recycled water consumption	
		Waste generation by disposal route	
	GHG emissions	Calculated GHG emissions for Scope 1, Scope 2, and applicable Scope 3 categories, namely: 1 (Purchased goods and services), 2 (Capital goods), 3 (Fuel- and energy-related activities), 4 (Upstream transportation and distribution), 5 (Waste generated in operations), 6 (Business travel), 7 (Employee commuting and working from home), 8 (Upstream	

Category	Sub-category	Metrics in scope	Boundary
		leased assets), 11 (Use of sold products), 12 (End-of-life treatment of sold products), 13 (Downstream leased assets), and 15 (Investments).	
	Renewable capacity	Installed capacity of solar photovoltaic generation	

The Selected Information also included the qualitative, or narrative, disclosures made in the Databook.

Our conclusion regarding the Selected Information does not extend to other information that accompanies or includes the Selected Information (“Other Information”). No procedures were performed in relation to such Other Information as part of this engagement.

Basis for conclusion

The assurance engagement was performed at a limited level, in accordance with the International Standard on Sustainability Assurance (ISSA) 5000, *General Requirements for Sustainability Assurance Engagements*. We also followed ISO 14064-3:2019 *Greenhouse gases - Part 3: Specification with guidance for the validation and verification of greenhouse gas statements*, for GHG-specific information.

Our responsibilities under these standards are further described in the ‘Practitioner’s responsibilities’ section of this statement.

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

Verco applies a Code of Practice and related policies founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality, and professional behaviour. We have applied an Assurance Quality Management System to be at least as demanding as International Standard on Quality Management 1 (ISQM1) *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance OR Related Services Engagements*, issued by the IAASB. Our processes are designed and implemented to ensure that the work we undertake is objective, impartial and free from bias and conflict of interest.

Our certified management systems (ISO 9001, ISO 14001, ISO27001) cover independence and ethical requirements that are at least as demanding as the relevant sections of the IESBA Code relating to assurance engagements.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our conclusion.

Emphasis of matter

We draw attention to employee commuting emissions, which were calculated on the basis of self-declared responses from employees. Our procedures did not include verifying the accuracy or appropriateness of these self-reported data.

Our conclusion is not modified in respect of these matters.

Reporting criteria

The Databook was prepared by FCT in accordance with the criteria set out in the GHG Protocol Corporate Accounting and Reporting Standard and the following sustainability standards and frameworks:

- Global Reporting Initiative (GRI) Universal Standards 2021;
- SGX-ST Listing Manual (Rules 711A and 711B) and the SGX Core ESG Metrics;
- Task Force for Climate-related Financial Disclosures (TCFD) Framework, in preparation to report against the International Sustainability Standards Board's (ISSB) International Financial Reporting Standards (IFRS) Sustainability Disclosure Standards in upcoming years; and the
- MAS Guidelines on Environmental Risk Management for Asset Managers.

Responsibilities for the sustainability information

The Management of FCT is responsible for:

- The preparation and presentation of the disclosed information in accordance with the applicable criteria.
- Designing, implementing and maintaining adequate internal control relevant to the preparation of the Databook to ensure it is free from material misstatement, whether due to fraud or error.

Inherent limitations in preparing the sustainability information

The reliability of the assured information is subject to inherent uncertainties, given the available methods for determining, calculating or estimating the underlying information.

The Sustainability Information includes estimates developed using methodologies outlined in the Report, where the applicable reporting criteria permit the use of different methods in its development. This choice of method may lead to variations in quantifications between different entities.

Additionally, the Sustainability Information incorporates Scope 3 emissions, which are subject to inherent limitations due to the availability and accuracy of data from value chain entities outside FCT's control. As a result, the reported Scope 3 figures may differ materially from those that could be produced using more precise data or alternative methodologies, affecting comparability between entities and over time.

Our assurance scope did not include:

- The completeness or accuracy of data not subject to assurance;
- Forward-looking statements;
- Any activities outside the defined assurance period;
- Site visits (unless explicitly performed).

Practitioner's responsibilities

Our responsibility is to plan and perform the assurance engagement and obtain limited assurance, about whether the Selected Information is free from material misstatement, whether due to fraud or error, and to issue an assurance statement that includes a conclusion.

Summary of the work performed

We applied professional judgment and maintained professional scepticism throughout the engagement. Our procedures were planned and executed to obtain evidence that is sufficient and appropriate to support a meaningful level of assurance over the Selected Information, forming the basis for our limited assurance conclusion.

As part of our engagement planning, we assessed the suitability of FCT's Reporting Criteria for the purpose of this limited assurance engagement. The nature and extent of procedures performed were determined based on our understanding of the Selected Information, the context of the engagement, and our evaluation of areas where material misstatements were more likely to occur.

Our work included, but was not limited to:

- Obtaining an understanding of FCT's processes for preparing the Sustainability Information;
- Evaluating the suitability of the Reporting Criteria as the applicable criteria;
- Inquiries with relevant personnel at corporate and site levels to understand the data collection and reporting processes;
- Evaluation of the design of internal controls and data systems;
- Review of the third-party data platform used by FCT. This included gaining insight into the control environment of the platform, but did not involve assessing the design of specific controls, verifying their implementation, or testing their effectiveness;
- Our procedures included the verification of the emission factors applied in the GHG calculation. The calculation was done outside the third-party data platform; our procedures therefore did not include the verification of the emission factors used by the data platform in its intrinsic GHG footprint calculation functionality;
- Performance of limited substantive testing, which includes examination, on a sample basis, of source data and other information used to prepare the Selected Information such as invoices and utility bills, where applicable;
- Analytical review of data and trends;
- Recalculation of selected metrics to verify the accuracy of calculations included in the Selected information; and
- Seeking management representation to confirm commitments.

Restriction on use

This statement is intended solely for the use of Frasers Centrepoint Trust and its stakeholders, and should not be used for any other purpose without our prior written consent.

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Jing Wang
Head of Assurance
Bath, United Kingdom
15th April 2026

Verco Advisory Services Limited