PRESS RELEASE

Toll chooses Frasers Property Industrial's Braeside Industrial Estate – now 100 per cent leased

MELBOURNE, 14 AUGUST 2020

Frasers Property Industrial has secured a lease with Toll Global Express (Toll) in Victoria's Braeside Industrial Estate, which is now 100 per cent leased.

Toll secured the last vacant speculative tenancy in the 23-hectare estate, which now comprises 62,000 sqm of prime grade modern industrial facilities ranging from 6,000 sqm to 14,500 sqm. They will join GALE Pacific who leased the adjoining tenancy.

Located at 2 Beyer Road, Braeside, Toll's 10,787 sqm high clearance facility comprises 10,193 sqm and 591 sqm office.

Anthony Maugeri, General Manager Southern Region for Frasers Property Industrial comments, "We are delighted to secure Toll in another Frasers Property Industrial development. It is particularly pleasing when we work with repeat customers like Toll. We have previously developed for them in Port Melbourne, Truganina, Altona and Melbourne Airport.

"Low vacancy rates, tight land supply, rental growth and strong tenant demand for premium grade warehouse facilities have driven global businesses and ASX listed companies into Braeside Industrial Estate. Companies looking to take advantage of new infrastructure linkages, namely the Mordialloc Bypass will also significantly benefit from moving into the industrial park."

David Aiello, Senior Director at CBRE said, "Toll's requirements were a little unique in terms of finding a facility that would cater for its all-weather loading activities, high volume of truck movements and parking. Frasers Property Industrial's ability to act quickly and be flexible, were critical to the deal."

"Yet again, the company's ongoing commitment to speculative development has paid-off in a market that is facing a critical shortage of A-Grade warehousing options. They are market leaders when it comes to designing industrial facilities, which in this case with only slight modifications can accommodate almost all logistics users."

This month, Toll will move into their new premises. Key features of the facility include a 34-metre super awning, corporate grade mezzanine office, six roller shutter doors, four recessed loading docks and it is designed to achieve a 5 Star Green Star Design & As Built v1.1 certified rating from the Green Building Council of Australia.

Frasers Property Industrial has one site/opportunity remaining in the estate which has planning approval for circa 31,000 sqm of gross lettable area.

Braeside Industrial Estate has excellent linkages to and from the industrial park via a new signalised intersection on Governor Road, developed by Frasers Property Industrial. The estate also has good access to the Monash and East Link freeways and will be a major benefactor of the under-construction Mordialloc Bypass, earmarked for completion in 2021.

Mordialloc Bypass is a new nine-kilometre link between the termination of Mornington Peninsula Freeway and Springvale Road, Aspendale Gardens and Dingley Bypass, Dingley.

The deal was brokered by CBRE Senior Directors David Aiello and James Jorgensen.

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About Frasers Property Industrial

Frasers Property Industrial is a strategic business unit of SGX-listed Frasers Property Limited (together with its subsidiaries, the "Group"), a multi-national company that owns, develops, and manages a diverse and integrated property portfolio with total assets of approximately S$38.7 billion as at 31 March 2020.

Frasers Property Industrial owns and manages industrial and logistics properties in Australia and Europe, and its portfolio includes logistics facilities, warehouses and production facilities in strategic locations. Frasers Property Industrial has approximately S$5.4 billion of assets under management as at 31 March 2020 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany, the Netherlands and Austria.

In addition, Frasers Property Industrial provides property management services to Frasers Logistics & Commercial Trust ("FLCT"), a SGX-listed REIT sponsored by the Group and managed by Frasers Logistics & Commercial Asset Management Pte. Ltd. Frasers Property Industrial provides property management services to a portfolio of 93 logistics and industrial properties owned by FLCT as at 31 March 2020, concentrated within major industrial and logistics markets in Australia, Germany and the Netherlands.

For more information on Frasers Property Industrial, please visit FrasersPropertyIndustrial.com.

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Frasers Property Group" or the "Group"), is a multi-national owner-operator-developer of real estate products and services across the property value chain. 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$38.7 billion as at 31 March 2020.

Frasers Property's multi-national businesses operate across five asset classes, namely, residential, retail, commercial & business parks, industrial & logistics as well as hospitality. The Group has businesses in Southeast Asia, Australia, Europe and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 70 cities across Asia, Australia, Europe, the Middle East and Africa.

Frasers Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust and Frasers Logistics & Commercial Trust are focused on retail, and industrial & commercial properties respectively. Frasers Hospitality Trust (comprising Frasers Hospitality Real Estate Investment Trust and Frasers Hospitality Business Trust) is a stapled trust focused on hospitality properties. In addition, the Group has two REITs listed on the Stock Exchange of Thailand. Frasers Property (Thailand) Public Company Limited is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Land Property Development Public Company Limited is the sponsor of Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging its people, knowledge and capabilities from across markets to deliver value in its multiple asset classes.

For more information on Frasers Property, please visit frasersproperty.com.

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