PRESS RELEASE

Frasers Property Industrial secures Mazda Australia as the first tenant in Melbourne North's newest estate, 4Ten Epping

MELBOURNE, 6 FEBRUARY, 2020

Frasers Property Industrial has secured Mazda Australia as anchor tenant in 4Ten Epping located at 410 Cooper Street, Epping in Melbourne's north.

Mazda Australia has entered into a 10-year lease for a 37,235 sqm national parts and distribution facility comprising a 36,275 sqm warehouse, 960 sqm office and 140 car spaces. The new facility is expected to be completed in December 2020.

Anthony Maugeri, General Manager, Southern Region, for Frasers Property Industrial comments, "This is the second major deal we have finalised with Mazda Australia. In 2016, we completed the company's state-of-the-art national headquarters in Mulgrave and are pleased to continue our relationship by building their National Parts Distribution Centre.

"The bespoke facility will almost double Mazda Australia's warehouse footprint. It is strategically positioned within close proximity to major road arterials including the Hume Highway and is located between two full diamond interchanges, allowing unparalleled access to Melbourne's northern suburbs."

Mazda Australia is moving from 880 Cooper Street, Somerton where they currently occupy a 25,199 sqm warehouse and office space.

Vinesh Bhindi, Mazda Australia Managing Director said, "The investment reflected Mazda's commitment to Australia and providing the ultimate customer experience. Mazda Australia is committed to continuously improving our service and ability to meet customer needs.

"This new National Parts Distribution Centre will allow our staff to continue to deliver industry-leading customer service through the timely and accurate distribution of vehicle parts in a safe, purpose-built environment."

He added, "This is the second major facility upgrade project we have undertaken in the past few years after moving into state-of-the-art headquarters in Mulgrave and we look forward to opening this new facility in 2021."

Features of Mazda Australia's new state-of-the-art centre include the warehouse will have a springing height of 10 metres and a seven-tonne post loading, six roller shutter doors, six recessed loading docks, two separate 36-metre wide drive through awnings and full drive around access.

4Ten Epping is Frasers Property Industrial's newest estate. It is located on a 63.4-hectare prime industrial land parcel and is situated on the Hume Freeway and Cooper Street diamond interchange. In addition, the estate will also have a frontage on O'Herns Road, which is being upgraded with a new interchange linking to the Hume Freeway.

The estate will also strongly benefit from the proposed North East Link, which will provide the missing link between Melbourne's North and South East. The project will commence in early 2020 and is expected to be completed by 2027.

Upon completion, 4Ten Epping is estimated to have an end value of A$306.5 million[1]. and features pre-lease development, land and build packages as well as selective land sales. The estate will accommodate up to 250,000 sqm of built form.

[1] The expected completed end value of 4Ten Epping is A$306.5 million and includes expected land sales revenue and built form.

Frasers Property Industrial will simultaneously develop three speculative buildings in 4Ten Epping with a total gross land area of 39,020 sqm and approximate completed end value of $50 million.

William Kerr and Peter Kerr from Kerr Group brokered the transaction.

Neighbouring properties to Frasers Property Industrial's 4Ten Epping include Melbourne's Wholesale Fruit and Vegetable Market and large land occupiers such as Mainfreight, Mission Foods, Chemist Warehouse, Visy Australia, Coles, Bluestar Global Logistics, Linfox and Toll Group.

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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$37.6 billion as at 30 September 2019.

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$5.2 billion of assets under management as at 30 September 2019 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, FPI provides property management services to Frasers Logistics & Industrial Trust ("FLT"), a REIT sponsored by the Group and managed by Frasers Logistics & Industrial Asset Management Pte. Ltd., which is part of Frasers Property Industrial. FLT has a portfolio of 91 logistics and industrial properties as at 30 September 2019, concentrated within major industrial and logistics markets in Australia, Germany and the Netherlands.

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

About Frasers Property Limited

Frasers Property Limited ("Frasers Property" and together with its subsidiaries, the "Group"), is a multi-national company that develops, owns and manages a diverse, integrated portfolio of properties. 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$37.6 billion as at 30 September 2019.

Frasers Property's assets range from residential, retail, commercial & business parks, to industrial & logistics in Southeast Asia, Australia, Europe and China. 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. The Group is unified by its commitment to deliver enriching and memorable experiences to customers and stakeholders, leveraging its knowledge and capabilities from across markets and property sectors, to deliver value in its multiple asset classes.

Frasers Property is also the sponsor of three real estate investment trusts and one stapled trust listed on the SGX-ST. Frasers Centrepoint Trust, Frasers Commercial Trust, and Frasers Logistics & Industrial Trust are focused on retail, commercial & business parks, and industrial & logistics 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 real estate investment trusts listed on the Stock Exchange of Thailand. Frasers Property Thailand is the sponsor of Frasers Property Thailand Industrial Freehold & Leasehold REIT, which is focused on logistics and industrial 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.

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

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