

Frasers Property Industrial establishes new capital partnership in Australia

- ◆ The Frasers Prime Logistics Venture is a portfolio of **eight core industrial assets** across Sydney and Brisbane
- ◆ The joint venture with an investment vehicle sponsored by Morgan Stanley Real Estate Investing represents a **first time offering** in the Frasers Property Industrial portfolio
- ◆ Aligns with Frasers Property's strategy of improving returns while maintaining capital efficiency **through long-term capital partnerships**

SYDNEY, 17 APRIL 2025

Fraser's Property Industrial has today announced its first capital partnership in Australia with an investment vehicle sponsored by Morgan Stanley Real Estate Investing ("MSREI"). The Fraser's Prime Logistics Venture has been established to capitalise on the continued strong demand for premium industrial estates in key logistics hubs.

The 50-50 joint venture covers a portfolio of eight major industrial assets located across Australia's most sought-after strategic locations in Sydney and Brisbane. Spanning a total Gross Floor Area of 188,000 sqm, the portfolio is valued at approximately A\$600 million. It is fully leased, with 11 tenants including Primary Connect, National Tiles, and Williams Sonoma. The portfolio boasts a strong WALE of 7.7 years, and the assets have an average age of just five years.

The joint venture aligns with Fraser's Property's strategy to form long-term, strategic capital partnerships to improve returns while maintaining capital efficiency.

Reini Otter, Chief Executive Officer, Fraser's Property Industrial, said, "Aligning with like-minded capital partners is crucial to our strategic goals at Fraser's Property. This collaboration with MSREI allows us to leverage synergies effectively across our extensive industrial portfolio. Our dedication to delivering sustainable and top-tier industrial and logistics assets aligns with MSREI's objectives, and we look forward to forging a robust, enduring partnership based on our strong pipeline and shared vision."

The portfolio of assets under the JV comprises:

1. 4 Burilda Close, Wetherill Park, NSW
2. 6 Burilda Close, Wetherill Park, NSW
3. 4 Johnston Crescent, Horsley Park, NSW
4. 2 Johnston Crescent, Horsley Park, NSW
5. 2A Johnston Crescent, Horsley Park, NSW
6. 15-19 Muir Road, Chullora, NSW
7. 29 Fairway Street, Stapylton, QLD
8. 24-60 Homestead Drive, Stapylton, QLD

Cushman & Wakefield, led by Tony Iuliano and Adrian Rowse brokered this transaction.

Tony Iuliano, International Director, Head of Logistics & Industrial, Cushman & Wakefield ANZ said "This portfolio represents a premium-grade offering, developed entirely by Fraser's Property — one of the few genuine national developers with a proven track record in delivering institutional-grade industrial assets across Australia".

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Fraser's Property Industrial is a strategic business unit of SGX-listed Fraser's Property Limited. Fraser's Property Limited ("Fraser's Property" and together with its subsidiaries, the "Fraser's Property Group" or the "Group"), is a multinational investor-developer-manager 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\$39.6 billion as at 30 September 2024.

Fraser's 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. Fraser's Property Industrial has approximately S\$12.0 billion of assets under management as at 30 September 2024 with integrated development, asset management and third-party capital management capabilities across the Group's industrial and logistics markets in Australia, Germany and the Netherlands.

In addition, Fraser's Property Industrial provides property management services to the logistics and industrial properties owned by Fraser's Logistics & Commercial Trust ("FLCT") in the major logistics and industrial markets of Australia, Germany and the Netherlands. FLCT is Singapore-listed REIT with a S\$6.8 billion portfolio comprising 112 industrial and commercial properties across five developed markets – Australia, Germany, Singapore, the United Kingdom and the Netherlands. FLCT is sponsored by the Group and is managed by Fraser's Logistics & Commercial Asset Management Pte. Ltd.

For more information on Fraser's Property Industrial, please visit Fraser'sPropertyIndustrial.com or follow us on [LinkedIn](https://www.linkedin.com/company/frasers-property/).

About Fraser's Property Limited

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Fraser's Property's multinational businesses operate across five asset classes, namely, commercial & business parks, hospitality, industrial & logistics, residential and retail. The Group has businesses in Southeast Asia, Australia, the EU, the UK and China, and its well-established hospitality business owns and/or operates serviced apartments and hotels in over 20 countries across Asia, Australia, Europe, the Middle East and Africa.

Fraser's Property is also the sponsor of two real estate investment trusts ("REITs") and one stapled trust listed on the SGX-ST. Fraser's Centrepont Trust and Fraser's Logistics & Commercial Trust are focused on retail, and industrial & commercial properties, respectively. Fraser's Hospitality Trust (comprising Fraser's Hospitality Real Estate Investment Trust and Fraser's 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. Fraser's Property (Thailand) Public Company Limited is the sponsor of Fraser's Property Thailand Industrial Freehold & Leasehold REIT, which is focused on industrial & logistics properties in Thailand, and Golden Ventures Leasehold Real Estate Investment Trust, which is focused on commercial properties.

The Group is committed to inspiring experiences and creating places for good for its stakeholders. By acting progressively, producing and consuming responsibly, and focusing on its people, Fraser's Property aspires to raise sustainability ideals across its value chain, and build a more resilient business. It is committed to be a net-zero carbon corporation by 2050. Building on its heritage as well as leveraging its knowledge and capabilities, the Group aims to create lasting shared value for its people, the businesses and communities it serves. Fraser's Property believes in the diversity of its people and are invested in promoting a progressive, collaborative and respectful culture.

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

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