PRESS RELEASE

Frasers Property Industrial secures seven-year pre-lease with national healthcare distributor in Melbourne's north

- New 14,117 sqm purpose-built facility at 4Ten Epping to support customer's warehousing, distribution and office operations
- Specialised facility will include dedicated spaces for customers, patients and healthcare professionals
- Seven-year commitment reflects growing industrial demand from Australia's healthcare

MELBOURNE, 14 SEPTEMBER 2026 – Frasers Property Industrial has secured a seven-year pre-lease agreement with one of Australia's leading providers of healthcare equipment, at its 4Ten Epping estate in Melbourne's northern growth corridor.

The 14,117 sqm purpose-built facility will bring together the customer's warehousing, distribution and office operations, supporting the company's continued growth and its delivery of healthcare products across Victoria.

Beyond traditional warehousing and distribution, the facility has been designed around the customer's specialised operational requirements. It will include dedicated spaces where customers, patients and healthcare professionals can assess equipment and identify solutions.

This facility is being developed alongside a 7,647 sqm speculative facility, delivering more than 21,000 sqm of new industrial and logistics space at 4Ten Epping.

Matt Gillett, General Manager of Business Development at Frasers Property Industrial, said securing another customer at 4Ten Epping reflects the continued demand from leading businesses for high-quality, well-connected industrial facilities in Melbourne's north.

"We've worked closely with the customer to understand their operations and to design a facility that brings together distribution, office, after sales support, repairs and clinical assessment under one roof. With healthcare continuing to grow, 4Ten Epping provides this customer with the flexibility and connectivity to support its customers and long-term growth."

Strategically located in Melbourne's northern growth corridor, 4Ten Epping provides connectivity to major arterial roads and key freight networks, supporting access across metropolitan Melbourne and broader Victoria.

The estate is continuing to attract major occupiers, with Frasers Property Industrial also delivering a 26,045 sqm facility for Aramex, and a 28,740 sqm development for Strand, both due for completion in late 2027.

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About Frasers Property Industrial

Frasers Property Industrial is a business unit of SGX-listed 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$40.0 billion as at 31 March 2026.

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$12.7 billion of assets under management as at 31 March

2026 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, Frasers Property Industrial provides property management services to the logistics and industrial properties owned by Frasers 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$6.9 billion portfolio comprising 113 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 Frasers Logistics & Commercial Asset Management Pte. Ltd.

For more information on Frasers Property Industrial, please visit FrasersPropertyIndustrial.com or follow us on LinkedIn.

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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 its 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.

FOR MEDIA QUERIES, PLEASE CONTACT:

Phoebe McElduff, Senior Communications Manager, DEC
T +61 (0) 431 865 144
E frasersindustrial@decpr.com.au