



A hospitality stapled group comprising:
Fraser's Hospitality Real Estate Investment Trust
(a real estate investment trust constituted on 12 June 2014 under the laws of the Republic of Singapore)
and
Fraser's Hospitality Business Trust
(a business trust constituted on 20 June 2014 under the laws of the Republic of Singapore)

RAM RATINGS AFFIRMS RATINGS FOR MEDIUM TERM NOTES SERIES 2024-A

Fraser's Hospitality Asset Management Pte. Ltd., in its capacity as the manager of Fraser's Hospitality Real Estate Investment Trust, and Fraser's Hospitality Trust Management Pte. Ltd., in its capacity as the trustee-manager of Fraser's Hospitality Business Trust (collectively, the "**Managers**"), are pleased to announce that RAM Rating Services Berhad ("**RAM Ratings**") has affirmed its ratings for the RM502.48 million Medium Term Notes Series 2024-A (the "**Notes Series 2024-A**") issued by Notable Vision Sdn. Bhd. under its RM750 million Medium Term Note Programme (the "**MTN Programme**").

The reaffirmed ratings and outlook for the Notes Series 2024-A are as follows:

- (i) RM95 million Class A Senior MTNs – AAA rating with stable outlook;
- (ii) RM95 million Class B Junior MTNs – B₂ rating with stable outlook; and
- (iii) RM312.48 million Class C Junior MTNs – C₃ rating with stable outlook

For more details, please refer to the media release by RAM Ratings as attached.

BY ORDER OF THE BOARD

Fraser's Hospitality Asset Management Pte. Ltd.

As manager of Fraser's Hospitality Real Estate Investment Trust
Company Registration No: 201331351D

Fraser's Hospitality Trust Management Pte. Ltd.

As trustee-manager of Fraser's Hospitality Business Trust
Company Registration No: 201401270M

Catherine Yeo
Company Secretary
20 August 2025

For further information, kindly contact:

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Important Notice

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses, governmental and public policy changes and the continued availability of financing in the amounts and on the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers' current view on future events.

The value of the stapled securities in FHT ("**Stapled Securities**") and the income derived from them, if any, may fall or rise. Stapled Securities are not obligations of, deposits in, or guaranteed by, the Managers, Perpetual (Asia) Limited (in its capacity as trustee of Frasers Hospitality Real Estate Investment Trust) or any of their affiliates. An investment in Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Managers to redeem their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Stapled Securities. The past performance of FHT and the Managers is not necessarily indicative of the future performance of FHT and the Managers.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Any discrepancies in the figures included herein between the listed amounts and total thereof are due to rounding.