

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

DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), Frasers Hospitality Asset Management Pte. Ltd., as manager of Frasers Hospitality Real Estate Investment Trust (“**FH-REIT**”, and in such capacity, the “**Manager**”), wishes to announce that Perpetual (Asia) Limited, as trustee of FH-REIT, has entered into the following loan facility agreement with the conditions (the “**Relevant Conditions**”) as set out below which make reference to a change in the manager of FH-REIT, and places restrictions on a change of control of the Manager.

Loan Facility	Relevant Conditions
Facility agreement dated 25 August 2025 in relation to the S\$150 million credit facilities comprising: (i) S\$75 million term loan facility; and (ii) S\$75 million revolving credit facility entered into between Perpetual (Asia) Limited (in its capacity as trustee of FH-REIT), as borrower (the “ Borrower ”), and United Overseas Bank Limited, as lender (the “ Lender ”, and the facility agreement, the “ Facility Agreement ”)	<p>It is a mandatory prepayment event if, without the prior written consent of the Lender (i) the Manager resigns or is removed as manager of FH-REIT and is not replaced by a substitute approved by the Monetary Authority of Singapore; or (ii) Frasers Property Limited ceases to own (directly or indirectly) at least 50 per cent of the issued and fully paid ordinary shares of the Manager (a “Change of Manager”).</p> <p>If a Change of Manager occurs and upon the demand of the Lender:</p> <ul style="list-style-type: none"> (i) the Total Commitments (as defined in the Facility Agreement) shall immediately be cancelled; and (ii) the Borrower shall immediately prepay all outstanding loans under the Facility Agreement together with accrued interest and all other amounts owing under the documents designated as “Finance Documents” in the Facility Agreement.

None of the events described under the Relevant Conditions have occurred and none of the conditions described under the Relevant Conditions have been breached. Assuming an event under the Relevant Conditions occurs, and a failure to prepay causes a cross default under other borrowings of FH-REIT, the aggregate level of facilities that may be affected is approximately S\$637.0 million (excluding interest and exclusive of the facility which is the subject of this announcement) as at the date of this announcement. This does not take into account (i) the amount of the loan facilities which have not been, and remain available for, drawdown and (ii) future notes

issuances under the S\$1,000,000,000 multicurrency debt issuance programme of FH-REIT Treasury Pte. Ltd. (a wholly-owned subsidiary of FH-REIT) and guaranteed by Perpetual (Asia) Limited (in its capacity as trustee of FH-REIT).

BY ORDER OF THE BOARD

Frasers Hospitality Asset Management Pte. Ltd.

As manager of Frasers Hospitality Real Estate Investment Trust
Company Registration No: 201331351D

Frasers Hospitality Trust Management Pte. Ltd.

As trustee-manager of Frasers Hospitality Business Trust
Company Registration No: 201401270M

Catherine Yeo

Company Secretary
25 August 2025

For further information, kindly contact:

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IMPORTANT NOTICE

The value of the stapled securities in Frasers Hospitality Trust ("**FHT**", and the stapled securities in FHT, the "**Stapled Securities**") and the income derived from them, if any, may fall or rise. The Stapled Securities are not obligations of, deposits in, or guaranteed by, Frasers Hospitality Asset Management Pte. Ltd., as manager of FH-REIT and Frasers Hospitality Trust Management Pte. Ltd., as trustee-manager of Frasers Hospitality Business Trust, (collectively, the "**Managers**") or Perpetual (Asia) Limited (in its capacity as trustee of FH-REIT) or any of their affiliates. An investment in the 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 the 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 Stapled Securities. The past performance of FHT and the Managers is not necessarily indicative of the future performance of FHT and the Managers.