

FIRM 002/2026

4 February 2026

Re: Summary of significant matters in the form of question and answer from the 2026 Two-Way Communication of Frasers Property Thailand Industrial Freehold & Leasehold REIT (FTREIT)

Attention: The President

The Stock Exchange of Thailand

Frasers Property Industrial REIT Management (Thailand) Company Limited (the "REIT Manager") as the REIT Manager of Frasers Property Thailand Industrial Freehold & Leasehold REIT ("FTREIT") has published the invitation of the 2026 Two-Way Communication of FTREIT, including the relevant supporting documents, on the website of FTREIT, and convened the 2026 Two-Way Communication of FTREIT on 22 January 2026 at 2:00 p.m., through Electronics Media (the "Two-Way Communication"). The trust unitholders of FTREIT can submit additional questions or inquiries in advance from 5 January 2026 to 16 January 2026 and during the Two-Way Communication.

The REIT Manager would like to inform that the REIT Manager has gathered the question from the trust unitholder of FTREIT from the Two-Way Communication and the answer of the REIT Manager. A summary of significant matters has been prepared in the form of question and answer. The details of which are as follows:

Topic 1 To acknowledge the operating results of FTREIT for the fiscal year starting from 1 October 2024 to 30 September 2025, and future operation plan of FTREIT

Question In the event that FTREIT issues and offers debentures, will the unitholders of FTREIT be notified in advance prior to the issuance and offering of such debentures to the general public (Public Offering)?

Answer In general, the issuance and offering of FTREIT's debentures are made to Institutional Investors (II) and/or High Net Worth Investors (HNW). Such investors must fully meet the qualifications prescribed by the Office of the Securities and Exchange Commission. The unitholders who are fully qualified and interested in subscribing for the debentures may contact the debenture's underwriter directly for each issuance and offering of debentures. The minimum subscription requirement is 100 units of debenture, or THB 100,000 (the debenture par value of THB 1,000 per unit). To date, FTREIT has not issued or offered debentures through a Public Offering, nor

does it have any requirement to directly notify unitholders of each issuance and offering of debentures.

Nevertheless, the REIT Manager will disclose the details of each issuance and offering of debentures, which are conducted in accordance with resolutions of the board of directors of the REIT Manager and within the credit limit approved by the trust unitholders of FTREIT, via the website of the Stock Exchange of Thailand.

In addition, the most recent issuance and offering of FTREIT's debentures in September 2025 carried an average interest rate of approximately 2.5% per annum. However, if debentures are issued and offered presently, the REIT Manager expects that the interest rate may be higher than that of the previous issuance and offering by approximately 0.20–0.30% per annum, depending on the tenor of the debentures.

Topic 2 To acknowledge the Audited Financial Statements of FTREIT for the period ended 30 September 2025

- No questions from trust unitholders -

Topic 3 To acknowledge the appointment of an auditor from KPMG Phoomchai Audit Limited as the auditor of FTREIT and their remunerations for the fiscal year 2026

- No questions from trust unitholders -

Other matters (if any)

- No questions from trust unitholders -

Please be informed accordingly,

Sincerely yours,

Frasers Property Thailand Industrial Freehold & Leasehold REIT
by Frasers Property Industrial REIT Management (Thailand) Company Limited
as the REIT Manager

(Mr. Bhumpharn Arunthammakul)

Managing Director