

APPROVED POLICY

INVESTOR RELATIONS POLICY

Date 11 August 2025

1. Introduction

Frasers Property Industrial REIT Management (Thailand) Co., Ltd. as the REIT Manager of Frasers Property Thailand Industrial Freehold and Leasehold REIT (the “FTREIT”) has established an investor relations (“IR”) policy (the “IR Policy”) to outline the practices and processes which facilitate regular, timely, accurate and fair communication of information to FTREIT’s unitholders (“Unitholders”).

2. Policy principles

The REIT Manager is committed to engaging Unitholders through timely, factual, accurate and broadly disseminated communication, in compliance with prevailing requirements for the disclosure of information in accordance with listing guideline from the Securities and Exchange Commission, Thailand (“SEC”), the Code of Corporate Governance, and other applicable securities laws and regulations.

The IR Policy is reviewed by the REIT Manager on a periodic basis to ensure its relevance and effectiveness. Updates may be made, when appropriate, and the latest version of the IR Policy will be made available on the FTREIT’s corporate website.

3. Communications principles

- 3.1 The REIT Manager recognises the importance of timely disclosure of material information as necessary to avoid the establishment of a false market in FTREIT’s securities or which would be likely to materially affect the price or value of FTREIT’s securities (“material / price-sensitive information”), and strives to keep Unitholders well-informed and up-to-date on information pertaining to the REIT Manager that would be relevant to their investment decisions.
- 3.2 Material Information means any information relating to the business and affairs of the FTREIT that would reasonably be expected to result in a significant change in the market price or value of the securities or that would have a significant influence on a reasonable investor’s investment decisions.

Key developments that could result in material information, including, but not limited to, acquisitions and dispositions, major reorganizations, amalgamations or mergers, developments that affect the FTREIT’s resources, technology, products or markets, a significant change in capital investment plans or corporate objectives, major labour disputes or disputes with major contractors or suppliers, significant new contracts, products, patents, or services or significant losses of contracts or business, changes in senior management or corporate structure, changes in financial results or credit arrangements or capital structure, legal proceedings or regulatory matters

- 3.3 The REIT Manager is committed to treating each and every one of Unitholders equally. All material / price-sensitive information will first be released to The Stock Exchange of Thailand ("SET") via Electronic the REIT Information Disclosure ("ELCID") on a timely basis and all announcements will also be made available on the FTREIT's website under Investor Relations section. For avoidance of doubt, only public information will be released.
- 3.4 The REIT Manager endeavours to ensure accuracy, transparency, and clarity in FTREIT's announcements.
- 3.5 The REIT Manager does not have access to private information that is confidential, uncertain, speculative or internally estimated in nature. The REIT Manager including its spokesperson and the investor relations team do not comment on unit price, rumours or market speculation. However, if there are indications that material / price-sensitive information has been leaked, or the rumours or market speculation are in fact false or inaccurate, and have had or is likely to have an effect on the price of the FTREIT's securities or a bearing on investment decisions, the REIT Manager will promptly clarify such rumours or market speculation through announcements released to SET via ELCID.
- 3.6 One month prior to the announcement of the quarterly results and full-year results, the REIT Manager will observe a 'Silent period' in compliance with prevailing statutory requirements. During this period, the REIT Manager will not comment on FTREIT's business performance, financial results or industry outlook, save to the extent previously disclosed through announcements released to SET via ELCID. If the REIT Manager is invited to participate in investment meetings or conferences organized by others during a silent period, the spokesperson will determine, on a case-by-case basis, if it is advisable to accept the invitation. If accepted, extreme caution will be exercised to avoid selective disclosure of any material, non-public information.
- 3.7 Directors, Executives, and staff of the REIT Manager who have access to inside information which may result in the change of the unit price are prohibited to trade the stock at least 30 days prior to the announcement date of its quarterly earnings results and for 24 hours after the information is released to the public.

4. Communication channels with Unitholders

- 4.1 The REIT Manager strives to establish and maintain regular interaction and dialogue with Unitholders to generate awareness and understanding of the FTREIT's business model, growth strategy, and investment merits, as well as to garner feedback and views for consideration.
- 4.2 The REIT Manager will give reasonable access to research analysts to help them formulate informed opinions on FTREIT but will not seek to influence their objectivity and independent opinions.
- 4.3 The REIT Manager will actively engage the Unitholders through a variety of initiatives and channels, including, but not limited to:
 - The FTREIT's general meetings, namely its annual general meeting and, as and when necessary, extraordinary general meetings;

- Teleconference and/or physical briefings for analysts and/or institutional investors and/or media in conjunction with the FTREIT's results announcement;
- Relevant industry and/or retail investor events;
- Roadshows in key markets;
- Property site visits;
- Post-results events and one-to-one meetings;
- Publication of the FTREIT's annual reports and sustainability reports;
- Announcements released to the SET via ELCID, media releases and statements; and
- The FTREIT's corporate website (www.ftreit.co.th).

4.4 Where applicable, notices of the FTREIT's general meetings will be extended by the REIT Manager to all Unitholders in advance and such meetings will be held at convenient locations to encourage participation.

4.5 Unless due to unforeseen exigencies, the REIT Manager's board of directors, senior management and external auditors will be present at all general meetings to address Unitholders' queries. Unitholders will be given reasonable opportunity at the annual general meeting to ask questions and communicate their views on issues affecting FTREIT, and at all general meetings to ask questions and communicate their views on the matters being tabled for consideration at the general meeting.

4.6 All Unitholder and investor queries should be directed to the REIT Manager's IR team. The REIT Manager will communicate with Unitholders through its designated spokespersons, via approved channels.

Managing Director and Head of Investor Relations are the corporate spokesperson but may designate this responsibility to others from time to time, including regular communication with regulators, investment community and relevant stakeholders.

5. Company contacts

- a. Unitholders can contact the REIT Manager's IR team via e-mail at FTREIT.IR@frasersproperty.com and via telephone during office hours at +66 (0) 2483-0000. The IR team will endeavour to respond to all emails and telephone calls within a reasonable period from receipt thereof.
- b. Unitholders can contact the trust unit registrar at the following address / numbers:

Thailand Securities Depository Company Limited (TSD)
93 The Stock Exchange of Thailand, 14th Floor, Ratchadaphisek Road,
Din Daeng Sub-District, Din Daeng District, Bangkok 10400
Tel: +66 (0) 2009 9999

6. Unitholder Privacy

The REIT Manager recognises the importance of Unitholders' privacy and will not disclose Unitholders' personal data without their consent, unless required by or permitted under the law. The FTREIT's Privacy Policy, which describes how personal data is collected, used, disclosed and processed by the REIT Manager, is available on the FTREIT's corporate website.