



City Beyond City

The Catalyst for Urban Evolution

Frasers Property Limited

Multinational Network

Well-diversified portfolio across asset classes, geographies and customer segments with operations predominantly in Southeast Asia, Australia, Europe, the UK and China.

Legend

- Residential
- Commercial / Business Parks
- Industrial & Logistics
- Hospitality
- Retail

Note: All information as at 30 September 2025.



EUROPE

- France
- Germany
- The Netherlands
- Switzerland
- Türkiye
- UK

20 countries+

ASIA PACIFIC

- Australia
- China
- Cambodia
- Indonesia
- Japan
- Malaysia
- Singapore
- South Korea
- Thailand
- Vietnam

AFRICA

- Nigeria

MIDDLE EAST

- Bahrain
- Oman
- Qatar
- Saudi Arabia
- United Arab Emirates

Frasers Property Limited

Multi-Asset Class Portfolio



Residential



**Commercial
& Business Parks**



**Industrial
& Logistics**



Hospitality



Retail

Frasers Property Thailand

Multi-Asset Class Portfolio



Residential



Industrial



Commercial Mixed-use



**‘A city cannot grow beyond its physical limits
without a continuous engine of capital.’**



CITY BEYOND CITY

The intersection where Private Capital and Public Infrastructure feed into each other



Private sector Looking for...

- Occupancy
- Traffic
- Return on investment



Public sector Provide...

- Infrastructure
- Accessibility
- Livability

A connected ecosystem — workplace, residence, retail, hospitality, green space and public realm working together
turns location potential into footfall, activity and demand across every asset, not just one.



**Meeting
market demand**

+



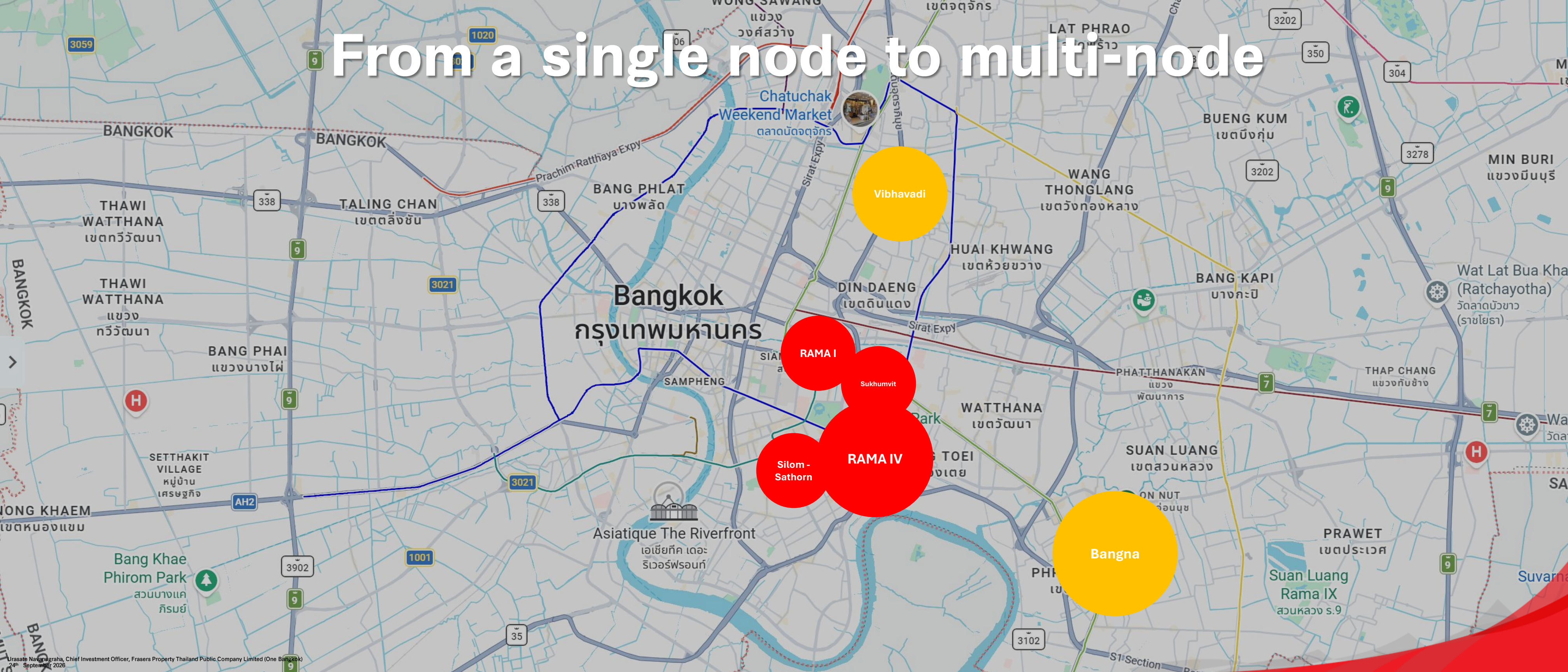
**Securing
high occupancy**

=



**Strong
Financial returns**

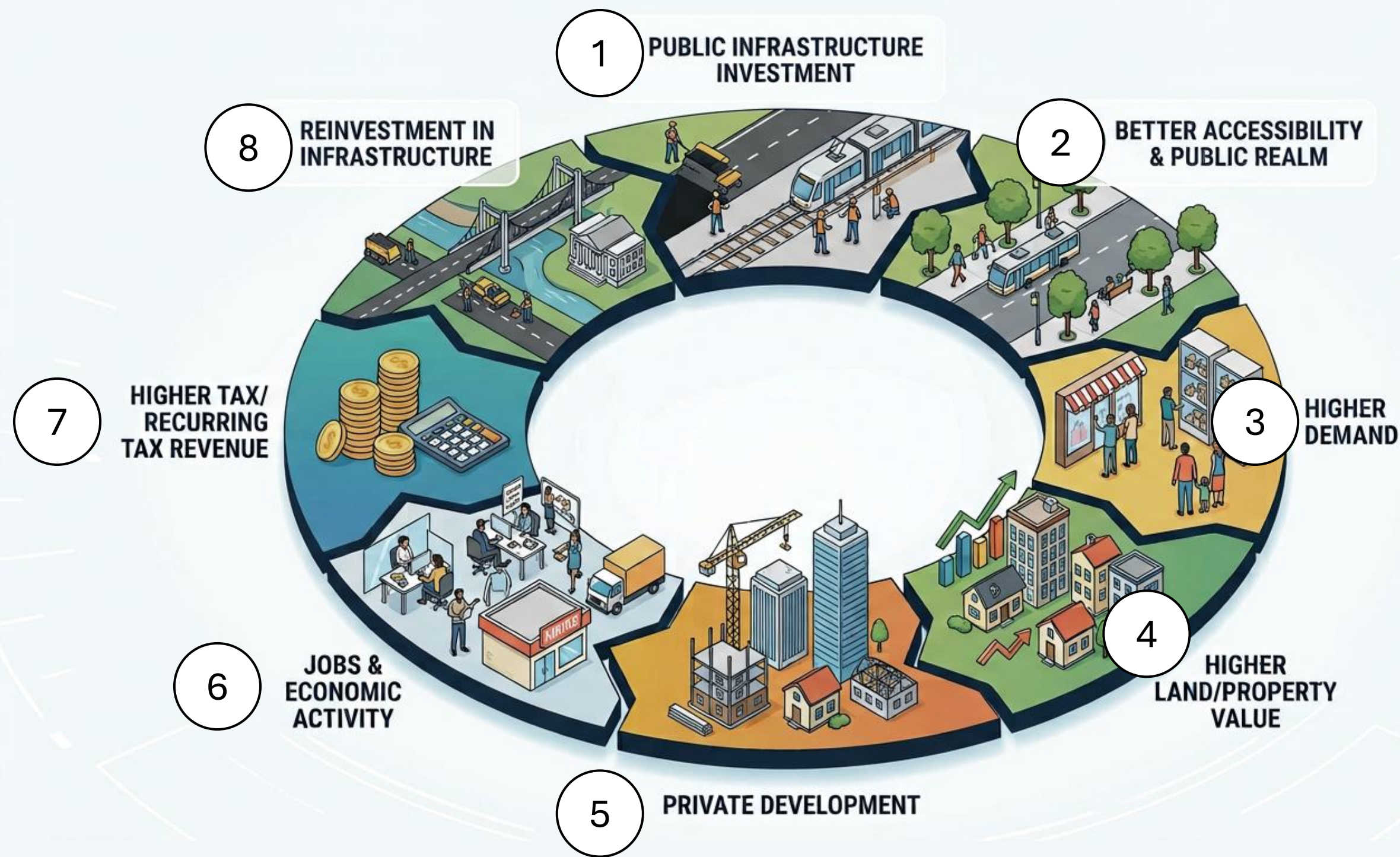
From a single node to multi-node



A city skyline with a red wave graphic and a blue dotted pattern overlay. The text is centered over the image.

As investors & developer, Our first duty to the city is to build a business model that works, attracts high-quality occupants, and generates healthy cash flows early on.

Real Estate Investment Loop



The Future is Co-Invested

from transaction-based real estate development to value-ecosystem creation

Our Commercial Mixed-use in CBD

Transit Legend

-  **MRT LINE**
-  **BTS Sukhumvit Line**
-  **BTS Silom Line**
-  **Express Way**



SAMYAN

MITRTOWN



Urban Life Library Concept



24-hour Co-Learning Space



Generous Sidewalks, Welcoming Public



Rooftop Garden



ONE BANGKOK



Integrated District

ONE BANGKOK

The Heart of Bangkok



WORKPLACE

The ultimate workplace ecosystem

NLA 500,000 Sq.m

- 1 Signature tower
- 2 Office Tower 2
- 3 Office Tower 3
- 4 Office Tower 4
- 5 Office Tower 5

RETAIL

Rewriting the retail experience

NLA 190,000 sq.m

- 1 Lifestyle mall
- 2 Multi-concept square
- 3 Luxury arcade

HOTELS

The finest hospitality

Combined 1,200 keys

- 1 Super luxury hotel
- 2 Serviced residence
- 3 Upscale lifestyle hotel
- 4 Andaz
- 5 The Ritz-Carlton

RESIDENCES

Living the values for One's life

- 1 Ultra luxury residence
- 2 Super luxury residence
- 3 Luxury residence

LIVE ENTERTAINMENT ARENA

WORLD CLASS STAGE FOR MYRIAD PERFORMANCES

PEOPLE
PLACES
POSSIBILITIES

Cross-Demand Synergy



Smart & Green Infrastructure

Thailand's first
double Platinum development for

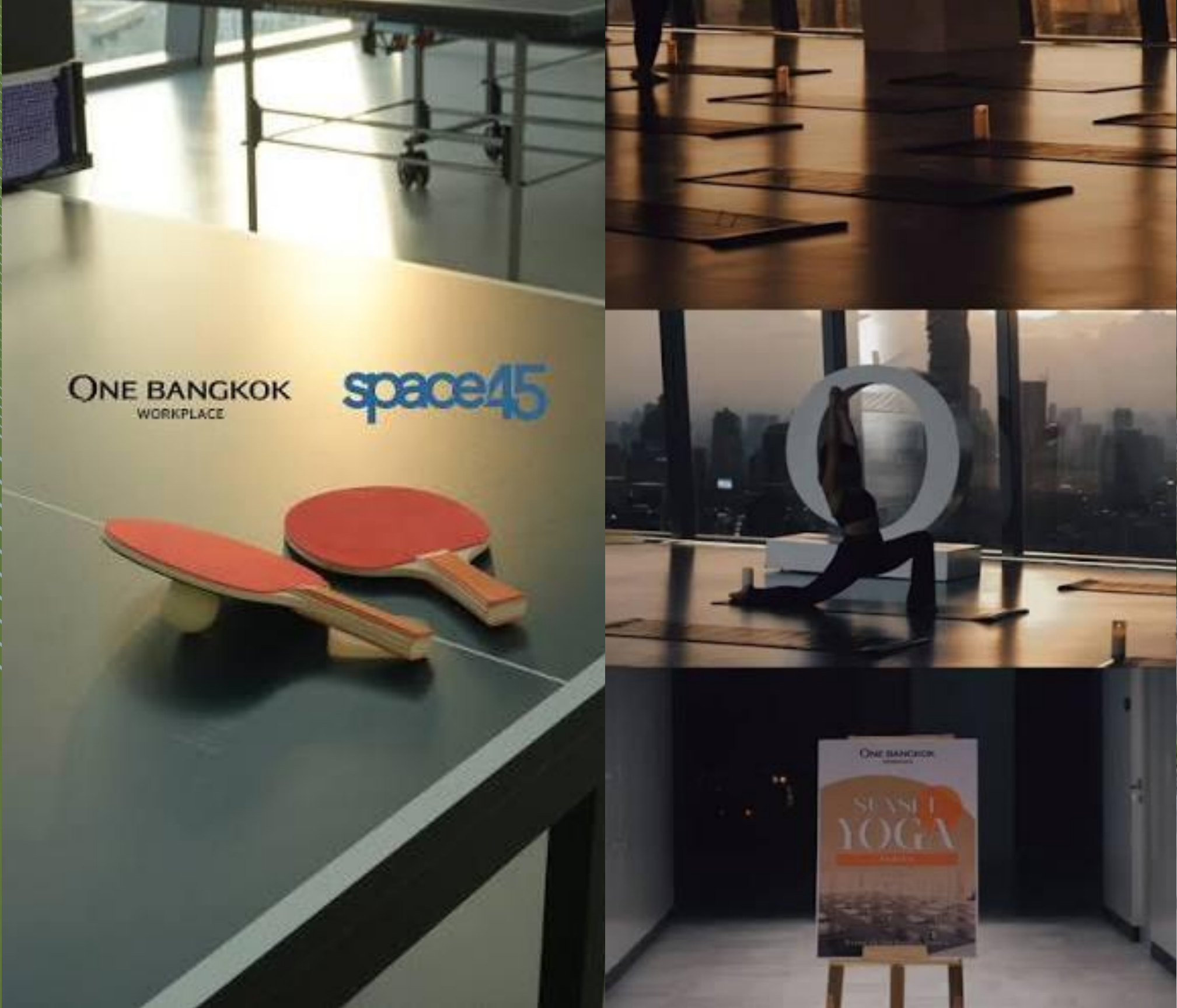
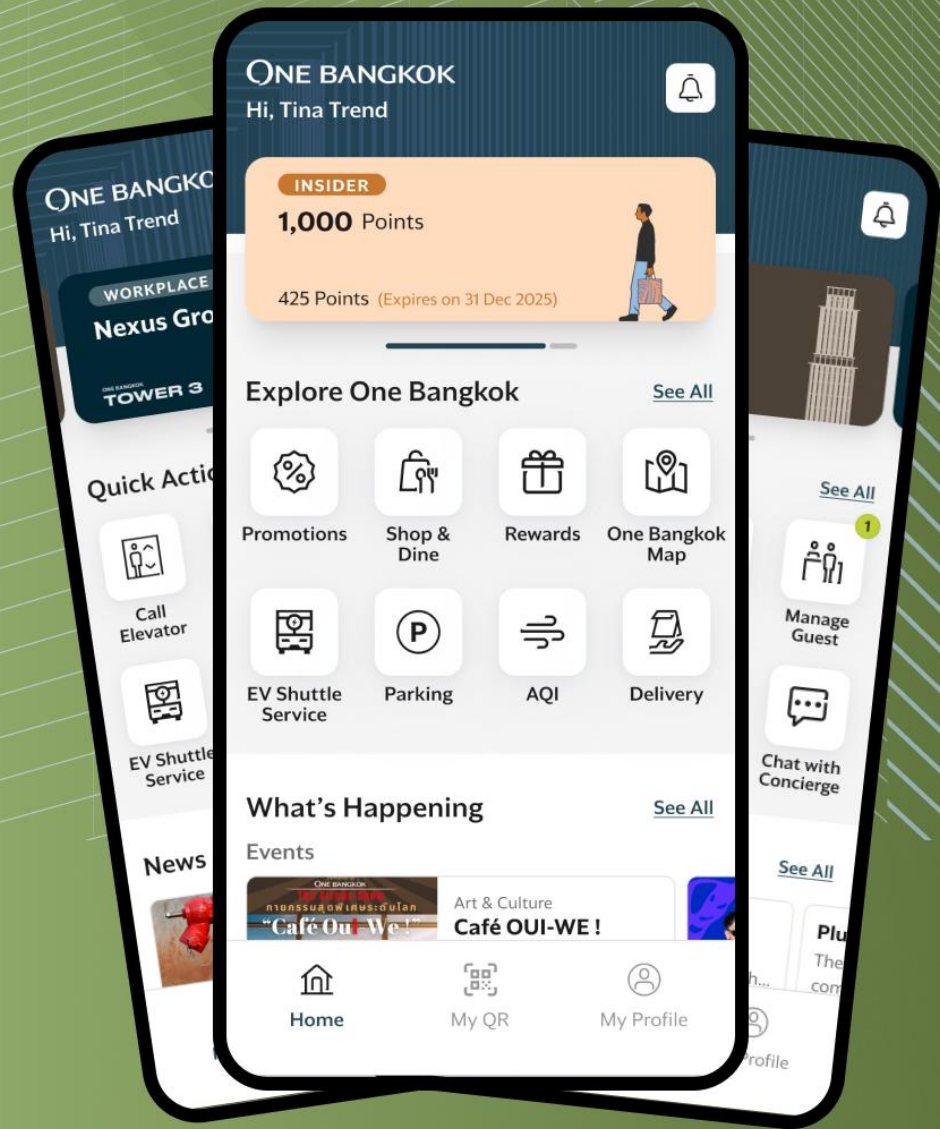


WiredScore
PLATINUM



SmartScore
PLATINUM

Placemaking



One Bangkok
Free Ride...
ไปได้ทุกที่แบบชิลๆ

The 3x Real Estate Multiplier

*Every \$1 invested in real estate
generates \$3 of indirect economic activity
(construction wages, local commerce, business supply chains)*

John Maynard Keynes

What makes a mixed-use project truly successful?

Strong financial performance

Sustained demand, healthy occupancy and resilient cash flow create long-term value.

A stronger local economy

Offices, homes, retail and hospitality bring people and businesses together, creating jobs and opportunities beyond the project.

Better quality of life

Welcoming public spaces, greenery and useful amenities make the district a place people choose to visit, work and live.



A nighttime photograph of a city skyline, likely Hong Kong, featuring a wide river in the foreground reflecting the city lights. Numerous skyscrapers are illuminated with various colors, and a bridge is visible in the middle ground. The text is overlaid on the right side of the image.

'City Beyond City'

is when private investment aligns with public foresight, capital becomes a force that builds a more resilient, liveable future.