



ESR Closes US\$250 million Unsecured Term Loan with Leading International Banks

- *Further enhances ESR's balance sheet which had US\$880 million of cash at 31 December 2019*
- *Demonstrates ESR's ability to substantially reduce its borrowing costs post IPO*

HONG KONG, 20 March 2020 – ESR Cayman Limited (“ESR” or the “Company”, together with its subsidiaries as the “Group”; SEHK Stock Code: 1821), the largest Asia Pacific focused logistics real estate platform, announced that in February 2020 the Company entered into a new facility agreement for a US\$250 million three-year unsecured term loan facility with leading international banks at a rate of Libor plus 3.00%, which has been drawn down in full in March 2020 and will be utilised by the Group to fund its working capital requirements and for general corporate purposes.

Based on a preliminary review of the unaudited consolidated management accounts of the Group for the year ended 31 December 2019, the Group’s cash and bank balances were approximately US\$880 million and net debt to total assets was approximately 27%.

Jeffrey Shen and Stuart Gibson, ESR Co-founders and Co-CEOs, said, “ESR is well-capitalised with a strong balance sheet which will allow us to actively pursue strategic growth opportunities in a capital constrained environment. Our underlying business fundamentals remain robust on the back of continued growth in e-commerce and our well-diversified portfolio of assets across Asia Pacific. With our asset-light approach, best-in-class capital partners and strong balance sheet, we are well-positioned to take advantage of the current market dislocation.”

In February 2020, the Company also issued an aggregate principal amount of S\$225 million 5.10% per annum fixed rate notes due 2025 under the US\$2 billion Multicurrency Debt Issuance Programme. This interest rate represented a reduction in ESR’s cost of borrowings of over 150bps as compared to the Company’s last Singapore dollars bond issue in February 2019 which had occurred prior to the global offering by the Company of its shares on the Hong Kong Stock Exchange in November 2019 (“IPO”).

In addition, the Company raised approximately US\$600 million in new funds from its IPO, of which approximately US\$404 million has been utilised to repay higher interest and shorter duration financings issued to Hana Private Real Estate Investment trust No. 16 and Hana Private Real Estate Investment trust No. 17 and for the redemption of the Class C Preference Shares.

About ESR

ESR is the largest Asia-Pacific focused logistics real estate platform by gross floor area (GFA) and by value of the assets owned directly and by the funds and investment vehicles it manages. Co-founded by its senior management team and Warburg Pincus, ESR and the funds and investment vehicles it manages are backed by some of the world's preeminent investors including APG, SK Holdings, JD.com, Goldman Sachs, CPPIB, OMERS, PGGM, Ping An and Allianz Real Estate. The ESR platform spans across the People's Republic of China, Japan, South Korea, Singapore, Australia and India. As of June 30, 2019, the fair value of the properties directly held by ESR and the assets under management with respect to the funds and investment vehicles managed by ESR recorded approximately US\$20.2 billion, and GFA of properties completed and under development as well as GFA to be built on land held for future development comprised over 15.3 million sqm in total. ESR has been listed on the Main Board of The Stock Exchange of Hong Kong Limited since 1 November 2019.

For more information on ESR, please visit www.esr.com.

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